

PARRAMATTA NORTH

URBAN RENEWAL SITE OF STATE SIGNIFICANCE - STUDY REQUIREMENTS

Purpose of Study	Investigate preparation of a new planning framework for the 'Cumberland' and 'Sports and Leisure' sub precincts of Parramatta North Urban Renewal Precinct, to facilitate mixed use development that comprises residential, retail, commercial, recreational, and community uses, as well as adaptive reuse of a number of heritage items
Site	'Cumberland' (40ha) and 'Sports and Leisure' (21ha) sub precincts of the Parramatta North Urban Renewal Precinct – an area of 146ha of primarily government owned land adjoining Parramatta Park
Proponent	UrbanGrowth NSW
Date of Issue	23 September 2014
Scope of Study	<p>The following issues will be considered and assessed as part of the study:</p> <ol style="list-style-type: none"> (1) State or regional planning significance of the site (2) Suitability of the site for any proposed land use taking into consideration heritage, environmental, social, economic and urban design factors, the principles of ecological sustainable development and any State, regional or local planning strategy/plan (3) Implications of any proposed land use for infrastructure and service delivery (4) Means by which developer contributions should be secured for the site (5) Local and regional economic impacts of the proposed development (6) Recommended land uses and development controls for the site.
Key Study Requirements	<p>The Study must address the following key requirements and where appropriate this should be done separately for each sub precinct:</p> <p>1. Vision, Strategic Context and Justification</p> <ul style="list-style-type: none"> • Outline the vision for the proposal. • Outline the strategic planning context for the proposal including an assessment of relevant State planning documents such as Draft Metropolitan Strategy for Sydney, Subregional Plans, State Environmental Planning Policies (SEPPs) and consideration of local planning documents including: Parramatta 2038, Westmead Precinct Concept Plan, Western Sydney Light Rail Feasibility Study Part 1 and Part 2, Draft Parramatta CBD Planning Framework Review, Parramatta Stadium Master Plan, Parramatta Aboriginal Heritage Study and Parramatta Council's Affordable Housing Strategy. • Provide justification for the overall urban renewal project and the proposal for the Cumberland and Sports and Leisure sub precincts. • Outline how the proposal will integrate with and reinforce the role of Parramatta as a strategic centre and support the growth of Westmead Medical Precinct. • Identify opportunities for the proposal to complement and diversify the economic base of Parramatta to support an increase in the level of services, facilities and employment, particularly noting the location of the precinct between Parramatta CBD and the Westmead Health Precinct. • Outline the historical significance of the site and how the proposal intends to be sympathetic to the heritage items, views and context of the precinct.

2. Urban Design

- Prepare a detailed site and context analysis.
- Prepare opportunities and constraints mapping.
- Prepare a structure plan for each sub precinct and demonstrate how these fit within the overall urban renewal precinct and surrounding context.
- Provide a view corridor and visual assessment, with particular focus on significant view lines including the old government house view corridor and the proximity of the precinct to the Parramatta CBD, as well as analysis of any visual impacts on surrounding areas and mitigation measures.
- Provide a shadow analysis both within the sub precincts, overall precinct and on adjoining land, including Winter Solstice and Equinox.
- Provide an analysis of proposed distribution of gross floor area, development yields, building typologies, building envelopes and heights.
- Outline urban design principles for the proposal and demonstrate how they have informed the allocation of, and relationships between proposed land uses.
- Identify the suitable size and location for a potential neighbourhood centre in the precinct.
- Provide a Public Domain Plan identifying proposed open space, public domain and pedestrian/cycle links, including an accurate CAD set-out of streets, parks and open spaces.
- Provide a 3D massing model in Revit, Sketch Up or similar, a fly through and photomontages of key sites.
- Outline the proposed design excellence/integrity process to be adopted for the precinct.
- Outline draft LEP controls with a block by block approach to permissible height and GFA (including residential and non-residential split) on each individual block. The site specific controls should be consistent with LEP controls and all schedules/calculations provided.
- Outline draft suggested changes to the DCP.

3. Land Use and Planning Controls

- Explain the zoning pattern proposed and provide justification for the mix and location of proposed land uses.
- Provide draft zoning and planning controls to amend the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 including zoning, maximum building height, FSR and heritage maps.
- Justify the proposed heights and explain the methodology adopted to ensure appropriate transitions to adjoining areas and that they are sympathetic to heritage items.

4. Heritage

- Provide an archaeological and Aboriginal cultural heritage assessment.
- Provide a thematic environmental history for the urban renewal precinct.
- Provide a Statement of Heritage Impact in accordance with the Statement of Heritage Impact guide.
- Provide a view assessment identifying significant views and potential impacts on World, National and State significant heritage values.
- Provide a landscape heritage assessment, including consideration of

- the cultural landscape of the precinct and a landscape master plan. Outline opportunities and proposals for the conservation and adaptive re-use of heritage items and heritage interpretation in the public domain.

5. Traffic and Transport

- Provide a traffic analysis of the impact of development allowed by the proposal on key intersections in the surrounding area (in Network / Single Intersection form) for the purpose of determining route assignment and identifying infrastructure upgrades required using the outputs of the modelling.
- Prepare a Traffic and Transport Impact Assessment Study in accordance with the Metropolitan Plan for Sydney 2036, the NSW 2021, the NSW Planning Guidelines for Walking and Cycling, the Integrating Land Use and Transport Policy package and the RTA's Guide to Traffic Generating Developments including:
 - a) estimates of the total trips generated by the proposal and measures to manage travel demand, increase the use of public and non-car transport modes, and assist in achieving the objectives and targets set out in the NSW 2021
 - b) an analysis of public transport provision, cycling and pedestrian connections within the vicinity of the proposed site and address the potential for improving accessibility to and from the site and connections to the wider region via sustainable transport modes
 - c) review of key traffic and transport commitments in the broader context of the Parramatta North Urban Renewal (PNUR) including NSW Long Term Transport Masterplan, Proposed Western Sydney Light Rail Network, Proposed Western Sydney Regional Ring Road, WestConnex and Sydney's Bus Future
 - d) provision of on-site car parking, including car share and pool parking having regard to the site's accessibility to public transport, and local planning controls
 - e) the potential for implementing a location specific sustainable travel plan such as a Green Travel Plan (GTP) for workers and/or a travel access guide for residents and visitors of the future site
 - f) identification of appropriate staging of the development
 - g) assessment of the cumulative impacts of proposed major local development and regional traffic impacts associated with the development
 - h) a package of (short, medium and long term) traffic and transport infrastructure and travel demand management measures to support future development including infrastructure for walking and cycling
 - i) timing and cost of infrastructure works and funding responsibilities.
- Identify key aspects of the road layout and design which is responsive to existing and proposed land uses including providing linkages to key destination points such as centres, employment lands, and recreation areas, within and surrounding the site.
- Provide a road network plan for the overall urban renewal precinct showing the proposed road layout, traffic and transport hierarchy and integration with public transport.
- Identify pedestrian and bicycle connectivity within the site, and to adjoining areas, including to the train station and major bus stops. This should include bicycle parking in residential, commercial and retail portions of the proposed development (including the provision of amenities for cyclists).

- Review existing bus infrastructure and services and identify any need for additional bus infrastructure and services within and adjoining the site.
- Provide consideration of how both construction traffic and long term tenant traffic is going to be managed and the impacts on existing local roads and the wider road network.
- Provide consideration of a potential scheme to slow vehicle movements within the site.
- Prepare typical street sections and future pathways in the precinct.

NOTE: Assumptions relating to population, employment, traffic generation, future background traffic growth and travel mode splits are to be generally agreed by TfNSW.

6. Biodiversity and Sustainability

- Provide an ecological study including assessment of threatened species, populations and endangered ecological communities in accordance with OEHS Threatened Species Survey and Assessment Guidelines and any relevant draft or final recovery plans. The assessment should address how the proposal will minimise conflict with the colony of the Grey-headed Flying Fox on the site and adjoining areas and steps taken to mitigate or offset any identified impacts. The NSW Biodiversity Offsets Policy for major projects is to be used. Surveys for threatened microbat species must be undertaken at an appropriate time of year for detection.
- Outline the proposed development of, and impact on ecological corridors that link flora and fauna on and adjoining the site.
- Assess the microclimates within the Parramatta City Centre and provide suggested mechanisms to increase the thermal comfort for future precinct residents and workers.
- Provide an assessment of ESD principles and demonstrate compliance with BASIX.

7. Economic feasibility

- Provide an analysis of the market demand for the proposal.
- Provide an assessment of the development feasibility of the proposal.
- Provide an assessment of the retail impact of the proposal.
- Provide an analysis of the costs involved in the conservation, restoration and adaptive reuse of heritage items.

8. Utilities

- Provide a utilities and infrastructure servicing report identifying existing capacity, required capacity and augmentation needed for the proposal, sustainability measures (eg WSUD) and staging.

9. Local Infrastructure and Contributions

- Outline the future community profile in age groups and time series format of the urban renewal precinct and provide a needs analysis.
- Outline the proposed local infrastructure, including recreation, open space (active and passive), community and education facilities required to meet the characteristics and likely needs of the future population, including the estimated costs and timing of the works.
- Outline the proposed ongoing responsibilities and maintenance of any proposed open space, drainage reserves and community facilities.

- Outline details of any arrangements with Council for public use of community facilities.
- Outline the scope and mechanism/s for development contributions between the Proponent and Parramatta City Council for infrastructure that meets the needs of the future population having regard to Council's section 94 plan.

10. State Infrastructure

- Outline the impact of the proposal on State infrastructure, including public transport, roads and schools required to meet the characteristics and likely needs of the future population, including the estimated costs and timing of the works.
- Provide an assessment of the Department of Education and Communities 'Planning New Schools – School Safety and Urban Planning Advisory Guidelines.

11. Geotechnical and Contamination

- Provide an assessment of the local soil, outlining its suitability for the proposed uses with respect to erosion, salinity and acid sulphate soils.
- Provide an assessment of the proposed land uses in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).

12. Water Quality

- Provide an assessment of any potential impacts of the proposal on the hydrology and hydrogeology of the urban renewal precinct and adjoining areas, with particular focus on water quality.
- Provide a concept Stormwater Management Plan outlining the general stormwater management measures for the proposal, with particular emphasis on possible WSUD options.
- Provide details of, and an assessment of impacts of the proposal on watercourses, wetlands and riparian land on an adjoining the urban renewal precinct.

13. Flooding

- Provide a flood risk assessment developed in consultation with Parramatta Council, identifying and mapping the extent of potential flood events and outlining the suitability of the land for proposed uses, including consideration of the rate of rise of flood waters across the precinct.
- Address the impact of flooding on future development permitted under the proposed planning controls and any flood risk to people and properties for the full range of floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from staged development. The assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including potential impacts of sea level rise and increases in rainfall intensity due to climate change.
- Provide concept level details of the drainage associated with the proposal, including stormwater drainage infrastructure and address the impact of stormwater flows on the site from other catchments, overland flow paths and mainstream flooding.
- Provide an assessment of possible impacts of the proposal on the

	<p>flood behaviour (i.e levels, velocities and duration of flooding) and the impact of the proposal on adjacent, downstream and upstream areas.</p> <ul style="list-style-type: none"> • Provide concept level information on the impacts of future earthworks and filling of land within the proposal. This assessment should be based on an understanding of staging and cumulative flood impacts. • Provide a concept emergency response plan for floods up to the PMF level. This should include an assessment of isolation possibility and the impacts from future development on the capacity or operation of existing local evacuation routes. <p>14. Staging</p> <ul style="list-style-type: none"> • Outline the proposed staging for relocation of the existing health services and facilities and redevelopment of the overall precinct and the Cumberland and Sports and Leisure sub precincts. <p>15 Consultation</p> <ul style="list-style-type: none"> • Provide evidence of consultation (including letters, minutes of meetings, charrette/drop in event summaries and formal advice) with Council, government agencies and adjoining land owners. • Outline the proposed community consultation strategy, noting and addressing that Parramatta Council should have a high level of involvement in the preparation of the draft planning controls. <p>An appropriate and justified level of consultation with Council, other relevant State and Federal government agencies and community stakeholders should be undertaken during the preparation of the study.</p> <p>Adequate and ongoing consultation with the local Aboriginal community is recommended for all heritage assessments.</p>
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