

North Parramatta Place Strategy – Community Visioning Workshops

Department of Planning
and Environment

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Acknowledgement of Country

We acknowledge that today we meet on the land of the Burramattagal clan of the Dharug people.

We acknowledge the traditional custodians of this land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work.



Nikita Ridgeway

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Welcome and Thank You

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Background Context

Strategic Planning in North Parramatta

- To date, there have been a number of strategic planning projects in the North Parramatta area. These include:
 - the **Parramatta CBD Planning Proposal** (which ran from 2016 to 2022 and included changes to the boundary for this area) and
 - the **North-East Planning Investigation Area** (which ran from 2019 to 2022)
- The City of Parramatta Council has also identified some areas for future strategic planning studies, namely the **Northern Planning Investigation Area** and the **Eastern Planning Investigation Area**.

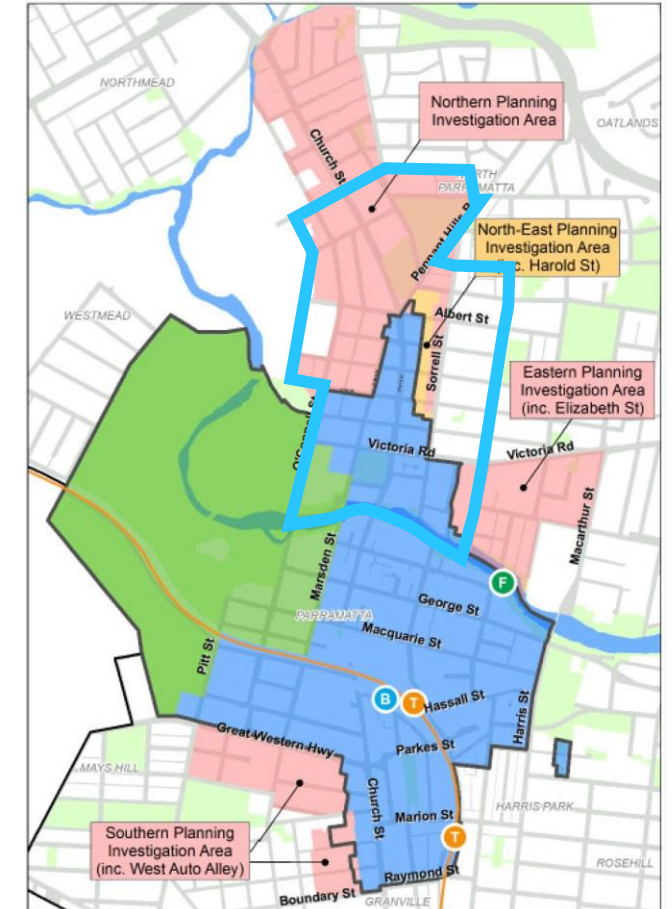
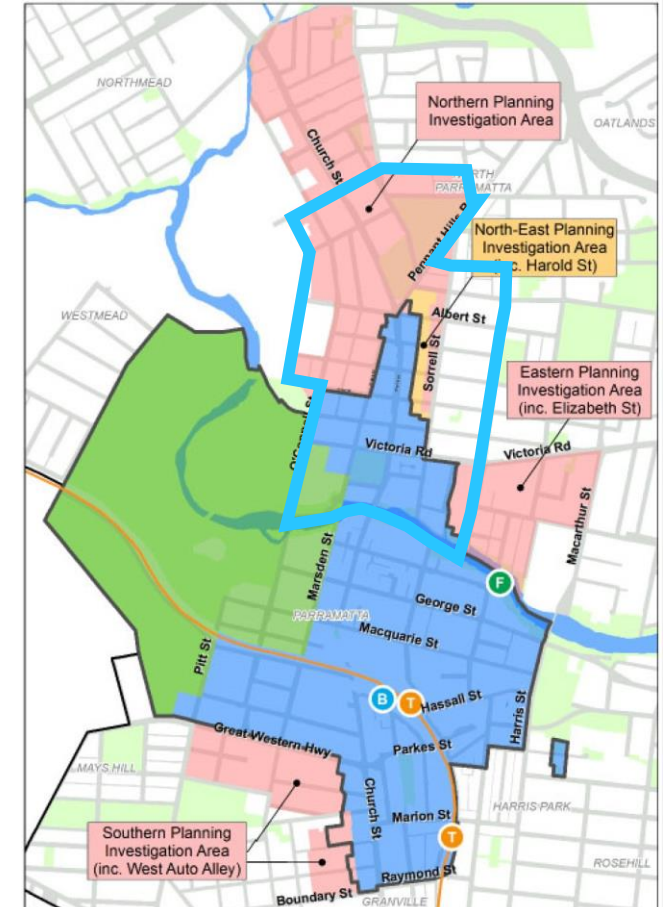


Image Source: City of Parramatta Council

Parramatta CBD Planning Proposal

- Originally, a section of the North Parramatta area was included in the **Parramatta CBD Planning Proposal**.
- The proposed changes for this area attracted a large number of submissions when the Planning Proposal was on public exhibition in 2020, with a mixed sentiment.
- In 2021, the Planning Proposal was submitted to the Department of Planning and Environment for final assessment. As part of the Department's assessment, the controls proposed for North Parramatta were found to not be appropriate.
- The planning proposal process didn't allow for review of the precinct to happen within the finalisation of the Parramatta CBD Planning Proposal, so this area was removed from that proposal.

Image Source: City of Parramatta Council



North Parramatta Place Strategy

- Following the removal of the North Parramatta area from the Parramatta CBD Planning Proposal, the Department has been discussing how to best approach strategic planning in the North Parramatta area with Council.
- In October, the Department agreed that a Place Strategy will be prepared, led and funded by the Department.
- Council is a key stakeholder in this process, as are a number of state government agencies, including Transport for NSW, Heritage NSW, and the Government Architect NSW.



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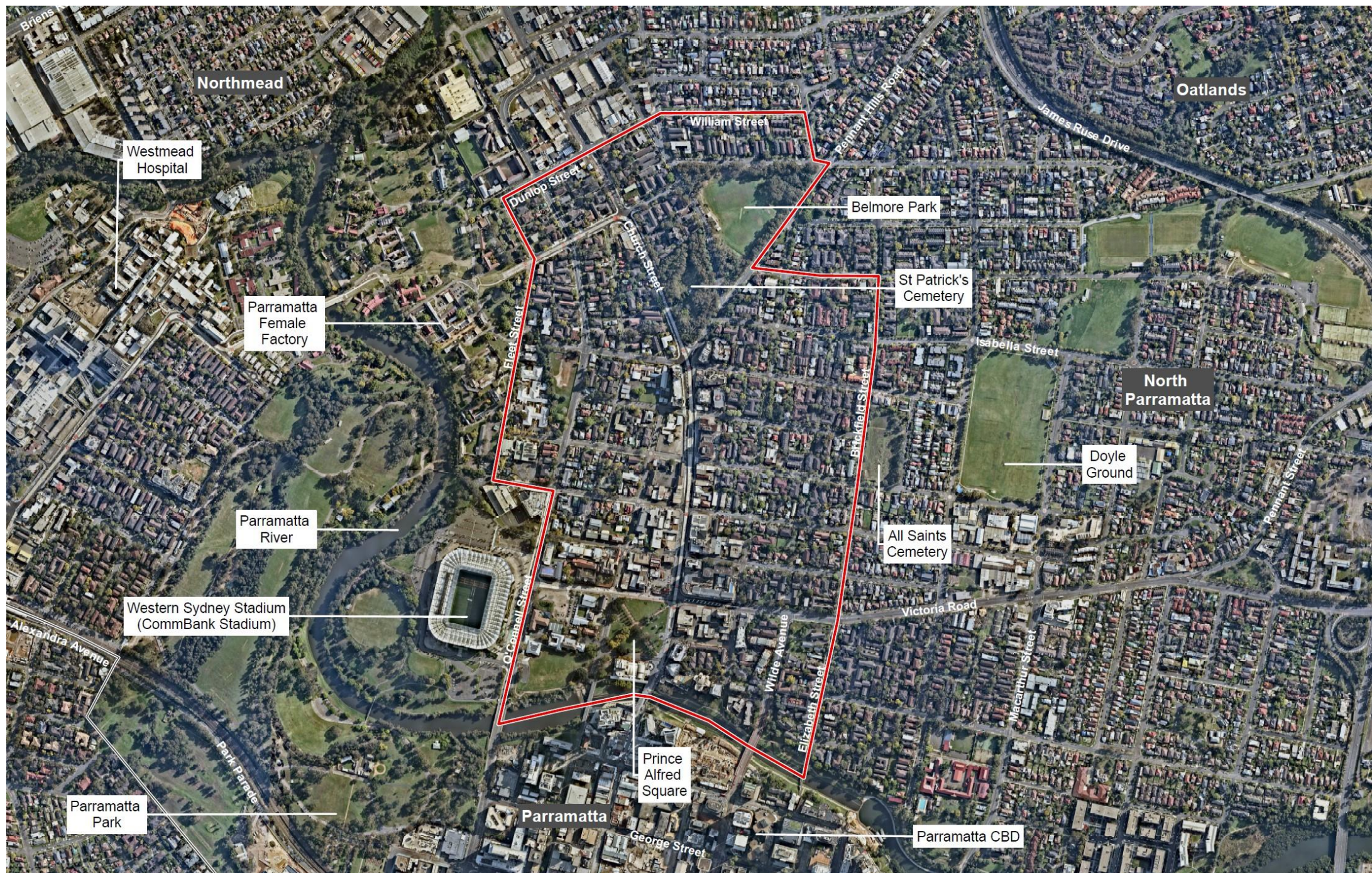
Place Strategy

What is a Place Strategy?

- A place strategy is a strategic plan for a precinct.
- It establishes a vision for how a precinct will look in the future, and provides a high-level plan with actions which detail how that vision will be achieved.
- As a strategic document, it doesn't rezone land or change any planning controls – this change happens later, after the place strategy is finalised.



Image Credit: Destination NSW



Timeline for the North Parramatta Place Strategy



Role of the Independent Community Commissioner

- The Commissioner can help answer questions on the Place Strategy, and will listening to stakeholders to understand their positions and thoughts.
- The Commissioner will review all material from previous strategic planning projects in the area.
- They will provide advice to the department on the draft studies and Place Strategy during their development.
- Following exhibition, the Commissioner will review all submissions received.
- They will then deliver an independent report providing advice on addressing matters raised in submissions, and other considerations. This report will be made publicly available.
- The Commissioner will be engaged soon – we'll let you know when they are on board and how to contact them.
- The Commissioner will also carry out this role for the Parramatta North precinct.



Image Credit: DPE

Key Inputs to the Place Strategy

Independent Community Commissioner

– Provides Review of Existing and New Studies and Submissions, Advocacy and Recommendations

Previous Studies – Technical Studies and Submissions

North East Planning Investigation Area
(City of Parramatta Council)

Parramatta CBD Planning Proposal
(City of Parramatta Council)

New Engagement

Community Visioning Workshops

Consultation with City of Parramatta Council and State Government Agencies through a Project Working Group

Additional Community Engagement

New Reports and Technical Studies

Engagement Outcomes Report

Urban Design (including Connecting with Country)

Heritage (Indigenous and Non-Indigenous)

Social Infrastructure

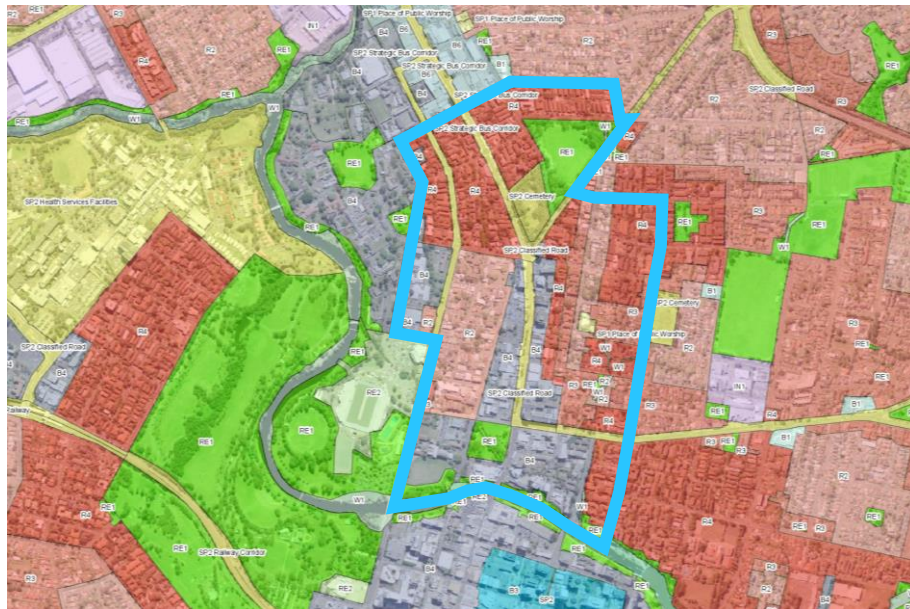
Economic Feasibility

Draft North Parramatta Place Strategy

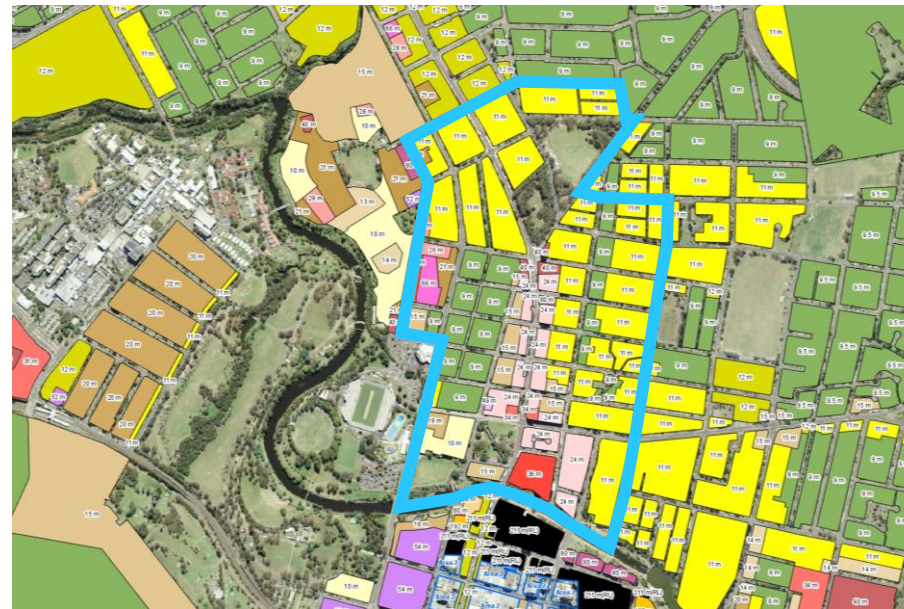
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Key Existing Planning Controls

Land
Use
Zones



Maximum
Height of
Buildings



Floor
Space
Ratio



Heritage



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Thank You