



Christine Gough  
Department of Planning and Environment

Via email: [Christine.Gough@planning.nsw.gov.au](mailto:Christine.Gough@planning.nsw.gov.au)

## Your Reference

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| Our Reference | RZ/10/2013 |
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29 November 2018

Dear Christine

**RE: Planning Proposal for land bound by Parramatta Road, Albert St, Victoria St and the Western Railway Line, Granville (RZ/10/2013)**

I am writing to submit an amended Planning Proposal for land bound by Parramatta Road, Albert St, Victoria St and the Western Railway Line, Granville (RZ/10/2013). The Planning Proposal has been amended to reflect Council's resolution of 29 October 2018 on this matter, which was as follows:

- a. **That** Council note the recommendation of the Local Planning Panel (16 October 2018) in relation to this matter, as contained in this report.
- b. **That** Council note the outcomes of the public exhibition and consultation processes (which are summarised and addressed in Attachments 7, 8, 9, 10 and 14 of Attachment 1) undertaken for the subject Planning Proposal in relation to the block in Granville bounded by Parramatta Road, Victoria St, Albert St and the railway line.
- c. **That** Council amend the Planning Proposal document exhibited (a copy of which is included in Attachment 5 of Attachment 1) so that the controls in the Parramatta Local Environmental Plan 2011 (PLEP 2011) that apply to the subject block are amended as follows:
  1. Rezone the subject land from part B6 Enterprise Corridor / part R3 Medium Density Residential to B4 Mixed Use;
  2. For the land identified as 171-187 Parramatta Road and 58-60 Victoria Street, Granville, increase the FSR from part 2:1 / part 0.6:1 to 6:1 and increase the height from part 15m (4 storeys) / part 11m (3 storeys) to 82m (approx. 25 storeys);
  3. For the land identified as 167 Parramatta Road, 38 to 56 Victoria Street and 64 Victoria Street, Granville, increase the FSR from part 2:1 / part 0.6:1 to 4.5:1 and increase the height from part 15m (4 storeys) / part 11m (3 storeys) to 82m (approx. 25 storeys);  
(Note: to avoid any doubt the property addresses and boundaries are shown in Figure 1 of the Assessment report included as Attachment 1).
  4. Introduce a Design Excellence Clause, requiring any development on these blocks to run an architectural design competition with the winning scheme not receiving a height or FSR bonus;
  5. Include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Corridor Urban Transformation Strategy and supporting documents; and
  6. make any other amendments to ensure the Planning Proposal is providing planning controls that are consistent with the Parramatta Road Corridor Urban Transformation Strategy (except

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for the building height control).

- d. **That** Council send the Planning Proposal referred to above to the Department of Planning and Environment for their consideration so they can begin processing the Planning Proposal. However, Council should also advise the Department that the Planning Proposal not be finalised until:
1. Council advises the Department that Voluntary Planning Agreements (VPAs) have been signed by both Council and the landowners that ensure adequate contributions to local infrastructure, in particular road network improvements have been put in place to ensure that the requirements of relevant NSW transport agencies are addressed, and
  2. A Development Control Plan (DCP) is prepared and endorsed by Council for the block.
- e. **That** Council authorise the Acting Chief Executive Officer (CEO) to make any minor amendments and corrections of a non-policy and administrative nature that may arise during finalisation of the Planning Proposal documentation.
- f. **That** Council advise the Department that, if a legal mechanism exists or can be agreed, that Council has no objection to the Department finalising the Planning Proposal for different parts of the site at different points in time. (As this would allow for the planning controls to be finalised for sites as the VPAs are finalised, rather than requiring all the landowners to wait for all the VPAs to be agreed with all landowners before the new planning controls can come into force on their site.)
- g. **That** Council engage a consultant team to prepare a DCP to guide the development of the block. This process should involve consultation with all landowners as part of its preparation, and the Draft DCP should address the key DCP issues detailed in the body of this report.
- h. **That** the Draft DCP be reported to Council to allow Council to endorse the DCP prior to any public consultation on this plan.
- i. **That** Council delegate the Acting CEO to invite all landowners to discuss potential Planning Agreements that provide a contribution to the future infrastructure needs of the Granville Precinct, and to undertake negotiations on the content of any Voluntary Planning Agreement on behalf of Council. When negotiating these agreements Council officers negotiating position should be that the contribution should be equivalent to 50% of the value uplift of the site (in accordance with Council's resolution of 13 June 2017).
- j. **Further, that** the outcome of any VPA negotiations arising from the process outlined in (i) above be reported to Council prior to the exhibition of any VPA.

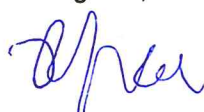
I would particularly draw your attention Parts (d) and (f) of the above resolution regarding Council's advice to the Department of Planning and Environment on this matter.

The following supporting documents are also forwarded to you with this letter:

1. Council reports and minutes on this matter from March 2017
2. Materials which were exhibited
3. Documents pertaining to consultation with agencies
4. Documents pertaining to community consultation
5. Materials submitted by the Applicant in support of the Applicant's final preferred option

Please advise if there is any further information which you require for your consideration of this amended Planning Proposal. My contact details can be found at the top of this letter.

Kind Regards,



**Robert Cologna**  
Team Leader Land Use Planning