

MINUTE OF LORD MAYOR

ITEM NUMBER	0.0
SUBJECT	Clarifying Council's Decision for 171 -189 Parramatta Road, Granville
REFERENCE	F2015/02982 - D04126151
REPORT OF	The Lord Mayor, Councillor Paul Garrard

PURPOSE:

The purpose of this Minute is to seek clarification from Council in regards to a previous resolution of Council dated 23 December 2015.

RECOMMENDATION:

That after seeking further clarification and advice from the Director of Strategic Outcomes & Development, Council endorse the following addendum to the previous resolution:

- a) **Council notes** that the Planning proposal for 171-189 Parramatta Road, Granville has been sent to the Department of Planning and Environment with direction to not progress through gateway determination until formal resolution of Council in support of the planning proposal;
- b) **That Council** notes the minutes of the meeting between Council, Urban Growth NSW, The Department of Planning and Environment and the Applicant's representative regarding the Planning Proposal at 171- 189 Parramatta Road, Granville (Attachment 1).
- c) **That Council** notes that the advice from UrbanGrowth NSW is that building typologies will vary depending on site specific context and constraints, and that draft development controls are modelled on a basic matrix that was released for public comment prior to the next stage of calculating densities for the precincts identified in the Strategy and that the primary controls for consideration are compliance with SEPP 65 and the Apartment Design Guide.
- d) **That Council** formally endorse the planning proposal for the land at 171 -189 Parramatta Road, Granville to:
 - Rezone the subject land from R3 Medium Density Residential and B6 – Enterprise Corridor to B4 Mixed Use
 - Provide an FSR of 6:1, inclusive of Design Excellence
- e) **Council notes** that the applicant has provided further urban design modelling/reference design to enable gateway consideration and future assessment to determine if the proposed DSR of 6:1 is appropriate for the context of the subject site and can achieve the objectives of the Draft Parramatta Road Urban Transformation Strategy's Urban Design Guidelines (UDG) and the SEPP 65 Apartment Design Guide (ADG).
- f) **That the applicant** shall provide prior to the exhibition of any planning proposal a reference design at 1:500 that demonstrates how the land located within the subject site but not yet acquired by the applicant and the adjacent

site on the corner of Parramatta Road and Albert Street can be developed to the same potential while achieving the objectives of the Draft Parramatta Road Urban Design Guidelines and the ADG in particular with regards to building separation.

- g) **That Council** proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal and that any VPA entered into would be in addition to S94A Development Contributions.
- h) **That delegated** authority be given to the Chief Executive Officer (CEO) to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council.
- i) **That Council** advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- j) **Further, that Council** authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.

BACKGROUND

1. Council at its 23 December 2015 meeting, resolved the following:

- (a) That Council endorse the Planning Proposal at Attachment 1 for the land at 171-189 Parramatta Road, Granville subject to it being modified to include the following controls:
 - Rezone the subject land from R3 Medium Density Residential and B6 – Enterprise Corridor to B4 Mixed Use;
 - Provide an increase in height to 82 metres (25 storeys) (inclusive of design excellence) to be compliant with the Draft Parramatta Road Urban Transformation Strategy;
 - A FSR to be determined by the lodgement of a reference design as described in (b) and (c) below.
- (b) That the applicant provide a reference design providing an FSR of 5.2 (exclusive of design excellence) demonstrating compliance with the Draft Parramatta Road Urban Transformation Strategy's Urban Design Guidelines (UDG) and the SEPP 65 Apartment Design Guide (ADG). In particular, it must demonstrate a built form that complies with the podium and tower setbacks to Parramatta Road of the UDG and the building separation controls of the ADG.
- (c) That the applicant shall provide prior to the exhibition of any planning proposal a reference design at 1:500 that demonstrates how the land located within the subject site but not yet acquired by the applicant (refer to Paragraph 29 of this report) and the adjacent site on the corner of Parramatta Road and Albert Street can be developed to the same potential while complying with the Draft Parramatta Road Urban Design Guidelines and the ADG in particular with regards to building separation.
- (d) That the CEO be delegated responsibility to consider the reference design provided by the applicant and determine the exact FSR as described in (b) that will be included in the Planning Proposal prior to it

being forwarded to the Department of Planning and Environment seeking a Gateway determination.

- (e) That Council advise the Department of Planning and Environment that Council intends to exhibit an alternative urban design for the site, which is the revised Planning Proposal as submitted by the proponent in October 2015, at the same time as the plans determined by the process outlined above are placed on public exhibition in accordance with the Gateway Determination for this Planning Proposal.
- (f) That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal and that any VPA entered into would be in addition to S94A Development Contributions.
- (g) That delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council.
- (h) That Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (i) Further, that Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.

FINANCIAL IMPLICATION FOR COUNCIL

Nil

ATTACHMENTS:

1 Attachment 1 - Minutes of Meeting Urban Growth NSW 2 Pages

REFERENCE MATERIAL

A handwritten signature in black ink, appearing to read 'P. Garrard.', is written over a light grey circular stamp.

Lord Mayor

Councillor Paul Garrard

Minutes of meeting Urban Growth NSWMeeting Minutes

Minutes of meeting between Urban Growth NSW, Parramatta City Council, Department of Planning and Environment and proponent of 11 February 2016.

171-189 Parramatta Road, Granville

ATTENDEES:

- Stephanie Ballango, UGNSW
- Bianca Lewis, Parramatta City Council
- Sonia Jacenko, Parramatta City Council
- Catherine Van Laeran, Department of Planning and Environment
- Terry Doran, Department of Planning and Environment
- Lillian Charlesworth, Department of Planning and Environment
- James Matthews, planning consultant for proponent
- Matthew Daniel, development advisor for proponent
- Aleks Jelici, Aleksander Design Group (architect for proponent)
- Neil Warner-O'Connell, Aleksander Design Group (architect for proponent)

DISCUSSION:

1. All team members introduced themselves.
2. Proponent team gave an overview of the proposal and indicated key purpose of the meeting was to present recent thinking on scheme, as well as seek feedback UrbanGrowth NSW regarding Department of Planning and Environments recent letter correspondence which (June 2015) advising that they recommend Council withdraw the application and submit an amended scheme that is more consistent with the work carried out by UGNSW along the Parramatta Road Strategy and draft Parramatta Road Urban Design Guidelines.
3. Proponent advised that strict compliance with the draft Guidelines results in inconsistencies with SEPP 65 and the Apartment Design Guidelines, and in their opinion, limits the development potential of the site, as well as results in an inferior outcome.
4. Three options were presented by the proponents architect to demonstrate they had attempted to comply with the requirements of the DPE correspondence, SEPP 65/ADG and the draft Strategy/draft Guidelines.

5. Key issues considered across the options were: compliance with building setbacks to Parramatta Road; building separation on site and to existing and potential future buildings to the north; opportunities for on-site communal open space; building configuration on the far western and far eastern ends of the site; floor plate size and achieving the proponents desired height and density.
6. Parramatta City Council Officers discussed the importance of managing built form and design on busy roads from an amenity and health perspective, including the role of the setbacks for improved amenity, public domain and creating a pedestrian scale. This sentiment is reflected in Council's formal submission to Draft Strategy.
7. SB advised that it was important to acknowledge the status of the draft Strategy and draft Guidelines. Public consultation of the draft had only recently been completed and Urban Growth NSW is currently reviewing all feedback received. Following release of the Feedback Report (scheduled for a few weeks after this meeting), Urban Growth NSW will be engaging a consultant team to refine the draft Strategy and supporting documents, including the draft Guidelines.
8. In this context whilst the draft Strategy should be considered, it should be noted that the draft Strategy may change in the coming months.
9. It was also noted that the conditions of the Gateway Determination received for Gran Central (on corner Cowper, Rowell, Good Streets and Parramatta Road), includes the requirement to comply with the Draft Strategy and Urban Design Guidelines. Therefore PCC has adopted this approach to assessing the revised scheme for the site at 171-189 Parramatta Road.
10. In relation the draft Guidelines, SB advised that until such times as the Guidelines are adopted, the proponent should consider the draft Guidelines, seek to address the objectives and principles and where possible satisfy numerical compliance, however SEPP 65 and the ADG prevailed as current adopted Government policy.
11. SB requested the proponent forward any specific issues of feedback on the draft Guidelines to UrbanGrowth NSW for consideration