

LEADING

ITEM NUMBER	11.8
SUBJECT	Planning Proposal for land at 23-27 Harold Street and 53 Sorrell Street, Parramatta
REFERENCE	RZ/27/2015 - D05094079
REPORT OF	Project Officer Land Use

PURPOSE:

The purpose of this report is for Council to consider a Planning Proposal for land at 23-27 Harold St and 53 Sorrell St, Parramatta and determine whether it should proceed to Gateway Determination with the NSW Department of Planning and Environment.

RECOMMENDATION

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (**Attachment A**) and its recommendation (**Attachment B**) which supports the progression of the Planning Proposal for the land at 23-27 Harold St and 53 Sorrell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 23-27 Harold Street and 53 Sorrell Street, Parramatta (which is contained within **Attachment 1** of **Attachment A** of this report) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
 1. Increasing the maximum building height on part of the site from 11m (approx. 3 storeys) to 70m (approx. 22 storeys) at 23-27 Harold Street and retaining the maximum height of 11m at 53 Sorrell Street; and
 2. Increasing the maximum floor space ratio (FSR) on part of the site from 0.8:1 to 6:1 at 23-27 Harold Street and retaining the FSR of 0.6:1 at 53 Sorrell Street.
- (c) **That** the Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination.
- (d) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Concept Plan, Urban Design Study and Statement of Heritage Impact) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with negotiations for a Voluntary Planning Agreement (VPA) with the applicant in relation to the Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer contributions payable and that negotiations be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3)
- (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 prior to its concurrent public exhibition.

- (h) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (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 authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.

THE SITE

1. The subject site is located in the northern part of the Parramatta CBD at 23-27 Harold Street & 53 Sorrell Street, Parramatta (see **Figure 1** below). The site is zoned part R4 High Density Residential (23-27 Harold Street) and part R3 Medium Density Residential (53 Sorrell Street). The site has a total area of 2,410.6m². It is approximately 200m from existing bus stops on Church Street and from the future Parramatta Light Rail. The sites at 23, 25 & 27 Harold Street, Parramatta currently contain three separate single storey residential dwellings. The site at 53 Sorrell Street, Parramatta currently contains a two storey residential dwelling that is listed as a local heritage item under the PLEP 2011.



Figure 1 – Subject site and context

PLANNING PROPOSAL

2. The Planning Proposal for the subject site at 23-27 Harold St and 53 Sorrell St, Parramatta seeks to amend the *Parramatta Local Environmental Plan 2011*

(PLEP 2011) to enable the redevelopment of the subject site for a residential apartment building and the retention of the heritage item.

3. The agreed Planning Proposal seeks to significantly increase the development capacity of the subject site. The proposed amendments to the planning controls applicable under the provisions of the PLEP 2011 are summarised below within **Table 1**.

Table 1 - Current and Proposed Planning Controls

	Current controls	Originally submitted	Revised Proposal
Maximum Height of Buildings	• 11 metres	• 98 metres	• 70 metres on 23-27 Harold St • No change (11 metres) on 53 Sorrell St
Floor Space Ratio	• Part 0.8:1 • Part 0.6:1	• 6:1 across entire site	• 6:1 on 23-27 Harold St • No change (0.6:1) on 53 Sorrell St

ASSESSMENT ISSUES

4. Ultimately, it is considered that the Planning Proposal has strategic merit. A full assessment of all the relevant technical issues and legislative requirements is provided in the IHAP Report (**Attachment A**). It is therefore recommended that the Planning Proposal be endorsed and forwarded to the NSW Department of Planning and Environment for Gateway determination, the negotiation of a Voluntary Planning Agreement (VPA) be undertaken together with preparation of a site-specific Development Control Plan (DCP).

VOLUNTARY PLANNING AGREEMENT

5. On 10 April 2017, Council endorsed rates of \$150/sqm for Phase 1 value sharing. This is the basis upon which it is recommended that Council officers seek to negotiate a VPA.
6. The applicant has indicated their willingness to enter into a Voluntary Planning Agreement (VPA) in relation to this Planning Proposal, and has submitted an initial letter of offer. Council officers do not yet have delegation from Council to negotiate a VPA related to this Planning Proposal. Therefore, it is recommended that delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council, that the outcome of negotiations be reported back to Council prior to public exhibition of the VPA, and that this negotiation be undertaken in line with Council's 10 April 2017 resolution on value sharing rates.

IHAP RECOMMENDATION

7. IHAP considered this matter on 20 June 2017, and the report considered by the IHAP is included at **Attachment A** of this report.
8. The IHAP accepted the recommendation of the report at **Attachment A** in full with no changes (minute also attached at **Attachment B**).

NEXT STEPS

9. This report recommends that Council endorse the Planning Proposal contained in **Attachment 1** of **Attachment A** of this report. Pending that endorsement, the next steps will be to forward the Planning Proposal to the NSW Department of Planning and Environment for Gateway Determination, preparation of a site-specific DCP and negotiation of a Voluntary Planning Agreement (as described in this report).

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ATTACHMENTS:

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|----------|--|-------------|
| 1 | Attachment A - IHAP Report - Planning Proposal for land at 23-27 Harold St and 53 Sorrell St, Parramatta | 53
Pages |
| 2 | Attachment B - IHAP Minutes - 20 June 2017 - Planning Proposal for land at 23-27 Harold St and 53 Sorrell St, Parramatta (Independent Hearing and Assessment Panel - 20 June 2017) | 2
Pages |