

LEADING

ITEM NUMBER	12.4
SUBJECT	Planning Proposal for land at 286-300 Church Street, Parramatta
REFERENCE	RZ/14/2017 - D06045981
REPORT OF	Project Officer Land Use
LANDOWNER	JHJ Group Pty. Ltd.
APPLICANT	Ethos Urban

PURPOSE:

To seek Council's endorsement of a Planning Proposal for land at 286-300 Church Street, Parramatta. The proponent's Planning Proposal seeks to amend the Parramatta Local Environmental Plan 2011 to increase maximum building height (HOB) from 12m for the first 18m of the site to Church Street to 12m for the first 10m to Church Street, and to remove the 120m height limit to the rear of the site; and to provide for a potential maximum FSR of 16:1.

This report has also been prepared in response to a pre-Gateway review currently under assessment by the Department of Planning & Environment (DP&E), where Council has been invited to provide comment.

RECOMMENDATION

That this report be considered in conjunction with a supplementary report which will be provided prior to the Council meeting.

THE SITE

1. The subject site is located at 286-300 Church Street, Parramatta (refer to **Figure 1**). The legal descriptions that make up the site are Lot 1 DP128501; Lot 1 DP210616; Lot 5 DP516126; Lot 2 DP216665; Lot 100 DP803945; and Lot 1 DP84998. The site is located one lot away from the south-eastern corner of Church Street and Phillip Street, with a highly prominent western street frontage to the 'Eat Street' Precinct of Church Street, and an eastern rear frontage to Erby Place.

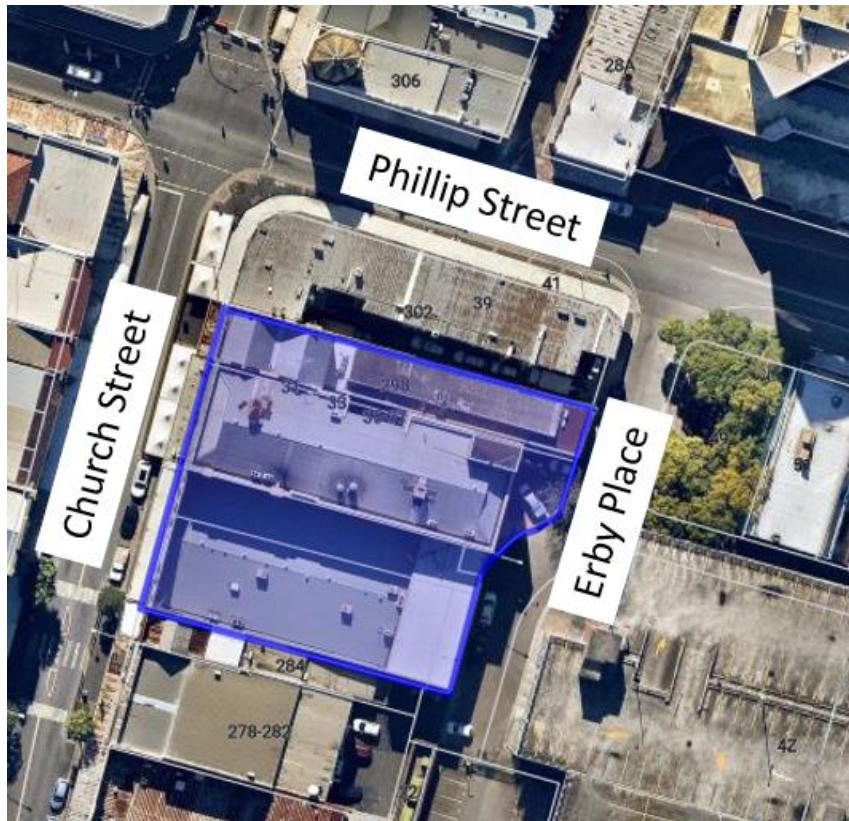


Figure 1 Location map (Source: Nearmaps)

2. The total site area is 2,097.3m² and currently contains a series of 2 and 3 storey commercial buildings. Two local heritage items are identified in Schedule 5 of the Parramatta Local Environmental Plan 2011 as Local Item I672 and I677; the State Heritage Inventory also lists the rear wall of 292 Church Street as a heritage item. The site is also part of Parramatta Archaeological Management Unit 3079.

BACKGROUND

3. Council were first engaged by the proponent in early 2017, with two pre-lodgement meetings held on 27 March 2017 and 2 July 2017. Issues raised by Council Officers at the time related to: the isolation of 302 Church Street (the corner site to Church Street and Phillip Street); the maximum carrying capacity of the site in terms of its maximum FSR; and that serviced apartments would not be considered by Council Officers to be a form of commercial floor space.
4. On 29 August 2017 a Planning Proposal for the subject site was submitted to Council. Council provided the proponent with a written preliminary assessment on 15 November, and met with the proponent on 17 November 2017. Following this meeting, additional documentation that addressed a number of issues raised by Council Officers was provided by the proponent progressively throughout November 2017 to January 2018, with an amended Urban Design Report with additional studies provided to Council on 20 February 2018.
5. On 28 February 2018 the proponent provided the amended documentation to the Department of Planning & Environment (DP&E) and requested that it

commence a Pre-Gateway Review of the Planning Proposal for a Gateway Determination.

6. On 2 March 2018 DP&E requested Council provide a response that provides reasons for Council not indicating its support of the Proposal. As such, this report has been prepared as both an assessment of the amended documentation for the consideration of Council, and to form Council's response to the request received from DP&E.
7. This report provides a recommendation that supports the Proposal proceeding to the DP&E for a Gateway Assessment, subject to a number of conditions as provided in the Council Officer recommendation.

SUMMARY OF PLANNING PROPOSAL

8. The Proposal seeks to amend the PLEP 2011 as per **Table 1** below:

Instrument	PLEP 2011	CBD PP	Planning Proposal
Zoning	B4 Mixed Use	No change	No change
Building Height	<p>12m for front portion of the site (first 18m from Church Street)</p> <p>120m for the remainder of the site.</p>	<p>12m for front portion of the site (first 18m from Church Street)</p> <p>No height limit for the remainder of the site</p>	<p>12m for front portion of the site – 10m deep from Church Street</p> <p>No height limit for the remainder of the site</p>
Floor Space Ratio (based on sliding scale in PLEP 2011)	<p>3:1 for front portion of the site (18m deep to Church Street)</p> <p>10:1 for the remainder of the site</p>	10:1 for entire site	10:1 across entire site (up to 16:1) with CBD PP bonus FSR provisions
Heritage	<p>Local items I672 and I677.</p> <p>Rear wall to 292 Church identified on State Heritage Inventory.</p>	<p>Local items I672 and I677.</p> <p>Rear wall to 292 Church identified on State Heritage Inventory.</p>	No change – seek retention of heritage fabric.
Other Provisions	N/A	Opportunity Site – 3:1	Seek additional FSR of 3:1
		High Performing Building Bonus – 0.5:1	Seek additional FSR of 0.5:1
		Design Excellence – 1.5:1	Seek additional FSR of 1.5:1
		Additional commercial above maximum FSR not to be counted as FSR	Seek additional FSR of 1:1

9. If PLEP 2011 is amended as described in the Planning Proposal, the proponent's assessment states that a mixed use development containing approximately 4,188sqm of non-residential gross floor area (GFA) and approximately 324 residential dwellings could be achieved on the site.

10. Figures 2 and 3 below illustrates a potential built form outcome that could be achieved under the amended controls as sought by the Proponent.



Figure 2 Photomontage of potential tower from the southern view of Church Street
(Source: Updated Urban Design Report, PTW)



Figure 3 Photomontage of potential podium with restored heritage façade to 300 Church Street
(Source: Updated Urban Design Report, PTW)

ASSESSMENT

11. At the time of finalisation of the business paper the assessment of this Planning Proposal was not completed. The matter will need to be considered by Council at the 9 April 2018 Meeting in order to respond to the Department on the Pre – gateway Review lodged by the applicant.
12. The assessment and a recommendation on the progress of this Planning Proposal will be provided to Council as a supplementary report circulated under separate cover.

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Project Officer - Land Use Planning

Robert Cologna
Acting Service Manager - Land Use Planning

Sue Weatherley
Director Strategic Outcomes and Development

Jim Stefan
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ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL