



26 October 2017

Roads and Maritime Reference: SYD16/01353/04
Council Ref: RZ/27/2014

Chief Executive Officer
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Attention: Terry Agar

Dear Sir / Madam,

PUBLIC EXHIBITION OF PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN AND VOLUNTARY PLANNING AGREEMENT FOR THE LAND ON THE CORNER OF PARRAMATTA ROAD, GOOD STREET, AND COWPER STREET, GRANVILLE

I refer to Council's correspondence dated 19 September 2017 regarding the subject re-exhibited Planning Proposal which in accordance with the Gateway determination was forwarded to Roads and Maritime Services for comment.

The proposal seeks the amendment to the Parramatta Local Environmental Plan 2011 as it applies to the subject site as follows:

- Rezone from land from part B2 Local Centre and part B6 Enterprise Corridor to B4 Mixed Use,
- Increase the maximum Floor Space Ratio on the site from 2:1, 3:1 and 3.5:1 to 6:1,
- Increase the maximum height permitted on the site from 15m and 21m to part 82m (25 storeys) and part 17m (4 storeys).
- Introduce a design Excellence Clause to require the site to undertake a design excellence competition, with the winning scheme not receiving a height and FSR bonus,
- Introduce a Site Specific Clause requiring the provision of a maximum of 4,000m² of non-residential floor space.

We note that a Draft Development Control Plan (DCP) proposes built form and design controls to guide development on the site. In response to the outcome of the previous exhibition, the DCP has been amended to include a 2.8 m setback to Good Street, and for this land and the existing 6m setback to Parramatta Road to be retained for potential road widening. The DCP also proposes the relocation of the 'the Barn' Heritage Item façade in line with the 6m setback to Parramatta Road to prevent its total demolition the future should the land be used for road widening.

It is also noted that the Voluntary Planning Agreement (VPA) proposes the following public benefit in association with the Planning Proposal:

- Dedication to Council of three (3) two bedroom units to provide affordable housing;
- A monetary contribution of \$400,000 for community infrastructure works and an additional contribution of \$5,000 for every residential dwelling in excess of 350 residential units for community infrastructure;
- Dedication to Council of land resulting from new building setbacks from Parramatta Road (6m) and Good Street (2.8m) for future public domain and transport management improvements;
- Dedication to Council of a building service lane linking Bold and Cowper Streets;
- Creation of a pedestrian lane easement between Parramatta Road and Cowper Street through the land.

Roads and Maritime have reviewed the submitted material and raise no objection to the abovementioned amendments to the planning controls associated with the Planning Proposal subject to the following issues listed below being satisfactorily addressed prior to the draft planning instrument being made for the Planning Proposal:

1. That the 'Car Parking and Bicycle parking' rates set out within Design Control C.6 - 'Traffic and Transport' of the site specific DCP be amended to be in accordance with the Car Parking and Bicycle parking rates specified within Table 3.2, Table 3.3, Table 3.4 and Section 3.8 of the Parramatta Road Corridor Urban Transformation – Planning and Design Guidelines (Implementation Tool Kit – November 2016).

Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: Andrew.Popoff@rms.nsw.gov.au

Yours sincerely,



Greg Flynn
**Program Manager Land Use
Network Sydney**