

LEADING

ITEM NUMBER	13.2
SUBJECT	Response to the Public Exhibition of a Planning Proposal, Draft Development Control Plan and Voluntary Planning Agreement for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville.
REFERENCE	RZ/27/2014 - D05684943
REPORT OF	Senior Project Officer Land Use Planning

PURPOSE:

To report to Council IHAP's recommendations on the outcomes of the exhibition of the Planning Proposal, draft Development Control Plan and Voluntary Planning Agreement for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville.

RECOMMENDATION

- a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) 21 November 2017 (**Attachment 1**) and its recommendation (**Attachment 2**) which supports the progression of the Planning Proposal, draft Development Control Plan and Voluntary Planning Agreement for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville.
- b) **That** Council receive and note the submissions made during the public exhibition of the Planning Proposal for amendments to the Parramatta Local Environmental Plan 2011 (PLEP 2011) for the land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, as presented in **Attachments 3** and **4**.
- c) **That** Council endorse the planning proposal in **Attachment 5** and forward it to the Department of Planning and Environment (DP&E) requesting that it be finalised and come into legal effect. However, Council should also request that the Planning Proposal be processed, but not finalised by the Department until Council advises the Department that the Voluntary Planning Agreement exhibited with the Planning Proposal has been legally finalised by both Council and the applicant.
- d) **That** Council endorse the amendments for the site specific draft DCP included in **Attachment 6** subject to the inclusion of the amendments detailed in **Attachment 7** also being incorporated into the final adopted DCP. An advertisement will be placed in the local newspaper advising that the site specific DCP will come into force on the day the Planning Proposal is finalised and comes into legal effect.
- e) **That** Council endorse the VPA, as exhibited in **Attachment 8**, as the final agreement for signing with the proponent
- f) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during

the amendment and finalisation processes.

BACKGROUND

1. A report on the public exhibition of the Planning Proposal and associated site specific draft Development Control Plan (DCP) and draft Voluntary Planning Agreement (VPA) was considered by IHAP on 21 November 2017 (Attachment 1). The report provides a full description of the history of the Planning Proposal, an assessment of all the relevant technical issues, legislative requirements and the submission received during the exhibition. The IHAP's recommendation to Council is included in Attachment 2.
2. The Planning Proposal for the subject site has evolved significantly since an application was made on 23 December 2014. Since that time important changes to both the Planning Proposal and the land use planning framework that it sits within have occurred. The report to IHAP contains a full chronology of events summarising the changes and milestones in the advancement of the proposal to produce a sustainable outcome for the site.
3. The provisions of the Parramatta LEP 2011 and DCP 2011 currently apply to the site. In 2015, Granville was identified as an urban renewal precinct by the State Government and work commenced on the preparation of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) by Urban Growth NSW. The intention of the strategy was to provide a new planning framework to promote and guide urban renewal in the precinct.
4. The Planning Proposal has changed in response to the planning framework that has been set by the PRCUTS. An exhibition of a draft PRCUTS document occurred in September 2015 and the final Strategy was adopted by the State Government in November 2016.
5. Council previously exhibited a Planning Proposal and Draft DCP in October 2016.
6. The IHAP previously considered a report on the amended Planning Proposal and draft DCP for the subject site on 20 June 2017. At that time, IHAP recommended that Council endorse the re-exhibition of the Planning Proposal and the draft DCP and continue negotiating with the proponent for the finalisation of a draft Voluntary Planning Agreement for the site. The draft VPA was then finalised and Council endorsed the re-exhibition of the amended Planning Proposal and draft DCP together with the endorsed draft VPA
7. This report summarises the report submitted to the IHAP on 21 November 2017 including advice on the outcomes of the most recent public exhibition of the Planning Proposal (Attachment 5), draft DCP (Attachment 6) and draft VPA (Attachment 7) and addresses the issues raised in the submissions received.

THE SITE

8. The subject site is located on the southern side of Parramatta Road, approximately 140 metres from the Granville Transport Interchange and Granville Town Centre. The Western Railway Line is located to the south of the site and the M4 Motorway is located to the far north of the site.
9. The site has a total area of approximately 5,150m² and consists of fifteen (15) lots. The land currently accommodates a mixture of one and two storey commercial buildings, a single detached dwelling, a car sales yard, visitor car

parking, and a vacant lot. The site includes Heritage Item 157 “The Barn” which fronts Parramatta Road and is an iconic building in Granville (see Figure 1).



Figure 1 – Aerial Site Map showing the site outlined in red and “The Barn” site outlined in yellow.

CURRENT PLANNING PROPOSAL

10. The Planning Proposal (Attachment 5) is required to provide consistent planning controls across the site and to permit residential development along Parramatta Road where it is currently not permitted. High density residential development will be located in close proximity to Granville Town Centre and the Granville Railway Station.
11. In summary, the Planning Proposal seeks the following Amendments to the Parramatta Local Environmental Plan 2011:
 - Rezone the land from part B2 Local Centre and part B6 Enterprise Corridor to B4 Mixed Use.
 - Change the maximum Height of Building control from part 15m and part 21m to part 82m (25 storeys) and part 17m (4 storeys).
 - Increase the maximum Floor Space Ratio control from 2:1, 3:1 and 3.5:1 to 6:1 across the site.
 - 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.

CURRENT DRAFT DEVELOPMENT CONTROL PLAN

12. The site specific draft DCP seeks to guide the detailed development of the land in accordance with the Planning Proposal to deliver the best building and urban design outcomes. The exhibited document is included as Attachment 6. The Parramatta Road Urban Transformation Strategy and its accompanying Urban Design Guidelines have informed the preparation of the Draft DCP. Guidance on the following building and design elements is provided:
 - Future character of the Parramatta Road Corridor;
 - Built form and massing;
 - Design controls (tower and podium heights, building setbacks and building envelopes);

- Public domain and landscaping; and
 - Traffic and transport.
13. Importantly, the draft DCP proposes building setbacks from Parramatta Road (6m) and Good Street (2.8m) for future public domain and transport management improvements. Also provision is made for relocation of the “The Barn” heritage item façade behind the new 6m building setback along Parramatta Road, if the land is required for future road widening.
 14. The process that led to the setbacks being included in the draft DCP is detailed in Attachment 1.

CURRENT VOLUNTARY PLANNING AGREEMENT

15. In summary, the Voluntary Planning Agreement (Attachment 7) proposes to support the development and the community in the following ways:
 - Dedication to Council of three (3) two bedroom units to provide affordable housing in the area;
 - A monetary contribution of \$400,000 for community infrastructure works;
 - 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;
 - An additional public benefit payment to Council of \$5,000 for every additional residential unit developed on the site in excess of 350 residential units for community infrastructure; and
 - Relocation of the “The Barn” heritage item façade behind the new 6m building setback along Parramatta Road at no cost to Council.
16. The history of the draft VPA negotiations are discussed in Attachment 1.

EXHIBITION PROCESS

17. The Planning Proposal, draft Development Control Plan and Draft Voluntary Planning Agreement were exhibited for public comment with supporting documents
18. The 31-day exhibition period was from Wednesday 20 September to Friday 20 October 2017.
19. The exhibition was advertised in the Parramatta Advertiser and all documents were available for viewing on Council’s website, at Council’s Administration Building, at Parramatta Central Library and at Granville Library (Cumberland Council).
20. Letters advising of the exhibition were sent to affected property owners, public authorities and persons who had made a submission during the previous (first) exhibition.

SUBMISSIONS RECEIVED AND RESPONSES

21. Two submission were received from NSW public authorities; Transport for NSW (Attachment 3) and Roads and Maritime Services (Attachment 4).
22. No submissions were received from the public as a result of the most recent (second) exhibition process. A summary of all the issues arising from the first exhibition are provided in Attachment 1.

Transport for NSW Submission

23. Transport for NSW requested that more consideration be given to improving pedestrian access to Granville Station and in particular, for pedestrians moving across Cowper Street and through its intersection with Good Street. In addition, it was requested that more consideration be given to the proposal's surrounding impact on bus stops and active transport links (i.e. footpaths and cycle routes) both during and post-construction. It was recommended that a construction management plan should be prepared and submitted for approval prior to the commencement of construction.
24. *Response:* The response to the requests outlined above were addressed in detail in the IHAP report. The funding of the pedestrian and traffic matters brought to Council's attention will be addressed through the existing VPA works and road widening provisions, or may be overcome through State Infrastructure Contributions and section 94 contributions over time. An amendment to the DCP, as recommended by IHAP in its report, is included as Attachment 7. The proposed amendment will require the developer to prepare an active transport management plan for the construction and post-construction phases of the project.

Roads & Maritime Services Submission

25. Roads & Maritime Services (RMS) noted the draft DCP and VPA provisions relating to the dedication to Council of land resulting from the new building setbacks from Parramatta Road (6m) and Good Street (2.8m) for future public domain and transport management improvements. The RMS requested that the car parking and bicycle parking rates in the draft DCP be revised to be consistent with those published in the Parramatta Road Urban Transformation Strategy Planning Design Guidelines (2016).
26. *Response:* The response to and implications of the RMS request was addressed in detail in the IHAP report. A minor amendment to the draft DCP which aligns the bicycle and car parking rates of the Parramatta Road Urban Transformation Strategy Planning Design Guidelines was recommended by IHAP to accommodate this request and is included as Attachment 7

IHAP RECOMMENDATION

27. A report on the exhibition was referred to the Independent Hearing and Assessment Panel on 21 November 2017 for its consideration (Attachment 1). The IHAP resolved to recommend that the Council to endorse exhibited documents (Attachment 2). In brief the recommendation was:
- To receive and note the submissions;
 - Endorse the Planning Proposal and forward it to the Department of Planning for finalisation;
 - Endorse specific amendments to the Draft DCP and adopt it as Council policy; and
 - Endorse the VPA for signing with the proponent.

CONCLUSION

28. The public exhibition of the Planning Proposal, draft DCP and VPA elicited two submissions from Public authorities. The submissions related to the provision of pedestrian/traffic infrastructure, on-site car and bicycle parking and pedestrian and cycle access facilities. These matters may be addressed through development consent conditions for the project, works undertaken as part of the VPA for the public domain, contributions determined by the findings

of the Granville Precinct Traffic Management Study and a minor amendment to the draft DCP car and bicycle parking contribution rates.

RECOMMENDATION

29. It is recommended that Council resolve to endorse the recommendations of the IHAP.

NEXT STEPS

30. The following steps will be undertaken:
- Forward the endorsed Planning Proposal to the Department of Planning and the Environment for finalisation;
 - Finalisation of the endorsed Draft DCP and amendments
 - Pursue the signing of the VPA

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ATTACHMENTS:

1	IHAP Report 21 November 2017	8 Pages
2	IHAP Resolution 21 November 2017	1 Page
3	Transport for NSW Submission	2 Pages
4	Roads & Maritime Services Submission	2 Pages
5	Planning Proposal & Appendices	314 Pages
6	Draft Site Specific Development Control Plan with amendments	29 Pages
7	Additional Proposed Amendments to the draft DCP in response to the submissions by TfNSW & the RMS	2 Pages
8	Voluntary Planning Agreement - Exhibition Draft	46 Pages