

ECONOMY

ITEM NUMBER	8.4
SUBJECT	Planning Proposal for land at 20-22 Macquarie Street, Parramatta
REFERENCE	RZ/21/2015 - D04525295
REPORT OF	Senior Project Officer - Land Use

PURPOSE:

To seek Council's endorsement for:-

- a Planning Proposal for land at 20 Macquarie Street Parramatta, for the purpose of requesting a Gateway determination from the Department of Planning and Environment
- a delegation to be granted to Council Officers to allow them to proceed with formal negotiations to prepare a Voluntary Planning Agreement between Council and the landowner in relation to this Planning Proposal.

RECOMMENDATION

- (a) **That** Council considers the reports that were submitted to the Independent Hearing and Assessment Panel (IHAP) on 6 December 2016 (**Attachment 1**) and its recommendation (**Attachment 2**) which supports the progression of the Planning Proposal for the land at 20 Macquarie Street Parramatta.
- (b) **That** Council endorses the Planning Proposal (which is included as part of **Attachment 1**) subject to it being modified as follows:
- Provide an increase in FSR from 4:1 to 10:1 and an increase in height from 36 metres so not to result in any additional overshadowing of the public domain within Parramatta Square as defined in Figure 4.3.3.7.3 Parramatta Development Control Plan 2011 between 12pm and 2pm throughout the year and enable compliance with State Environmental Planning Policy 65 Apartment Design Guide;
 - The FSR is exclusive of design excellence and comprises a minimum of 1:1 commercial floorspace.
 - A height to be determined by the lodgement of a reference design as described in (c) and (d) below.
- (c) **That** the applicant provides a revised reference design, demonstrating compliance Item (b) above.
- (d) **That** the Interim General Manager be delegated responsibility to consider the reference design provided by the applicant and determine the exact height 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** if the reference design proposes a height greater than 156AHD the reference design will need to be supported by an Aeronautical Study to address the relevant Section 117 Direction prior to submission of the Planning Proposal to the Department of Planning and Environment.
- (f) **That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on the basis

that any draft VPA entered into would be in addition to S94A Development Contributions.

- (g) **That** delegated authority be given to the Interim General Manager to negotiate the draft VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (h) **That** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (i) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council.
- (j) **Further, that** the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.

BACKGROUND

The Site

1. The subject site is located on the corner of Macquarie and Marsden Streets, Parramatta (refer **Figure 1**). The legal description of the site is Lot 1 in DP 503651 and Lot 1 in DP 501663. The total site area is approximately 1,233sqm. Currently the site contains a seven storey commercial building fronting Macquarie Street and a single level building fronting Marsden Street.



Figure 1: Location map (Source: Council's GIS)

The Planning Proposal

2. The scheme seeks to amend the Parramatta Local Environmental Plan (PLEP) 2011 to allow:
 - A maximum FSR of 10:1 (excluding design excellence) of which a minimum of 1:1 must be provided as non-residential uses;
 - Additional FSR of 10:1 for non-residential uses (i.e. a total of 20:1 FSR);
 - Remove any affectation relating to height of buildings (that is, unrestricted height subject to airspace limitations).
3. The scheme submitted presents a 65 storey mixed use building design concept shown in **Figures 2 and 3** that includes the following features;
 - 6 storeys (FSR 3:1) of retail/office floor space with an estimated gross floor area (GFA) of 3,885sqm.
 - 23 storeys (FSR 7:1) of hotel floor space with an estimated GFA of 9,056sqm.
 - 35 storeys (FSR 10:1) of residential space with an estimated GFA of 12,926sqm (approximately 170 units).
 - 4.5 levels of basement car park with approximately 196 spaces.
4. As shown in **Figures 2 and 3**, the scheme results in a 'cut out' between the 23rd and 27th floors so to facilitate solar access between 12pm and 2pm on 21 June to Parramatta Square.

						FL RL	
							229.8
COMMUNAL GARDEN							225.2
RESI							221.4
							218.2
							215.0
							211.8
							208.6
							205.4
							202.2
							199.0
							195.8
							192.6
							189.4
							186.2
							183.0
							179.8
							177.0
							174.2
							171.0
							167.8
							164.6
							161.4
							158.2
							155.0
							151.8
							148.6
							145.4
							142.2
							139.0
							135.8
							132.6
							129.4
							126.2
							123.0
RESI							119.8
COMMERCIAL							116.2
							113.4
							110.2
							107.0
							103.8
							100.6
							97.4
							92.4
							87.4
							84.2
							81.0
							77.8
							74.6
							71.4
							68.2
							65.0
							61.8
							58.6
							55.4
							52.2
							49.0
							45.8
							43.0
COMMERCIAL							37.6
COMM OUTDOOR							31.6
RETAIL / OFFICE							25.0
							19.8
							14.6
							9.4
RETAIL/OFFICE							5.6
ENTRANCE/RETAIL							0.0
VISITOR APRKING					26		-4.5
COMM PARKING					51		-9.0
RESI PARKING					51		-13.5
RESIPARKING					51		-18.0
RESIPARKING					17		-20.0
					196	EXCAVATION	

Figure 2: Revised Floor Schedule 5 July 2016 (Source: V Arc Architects)

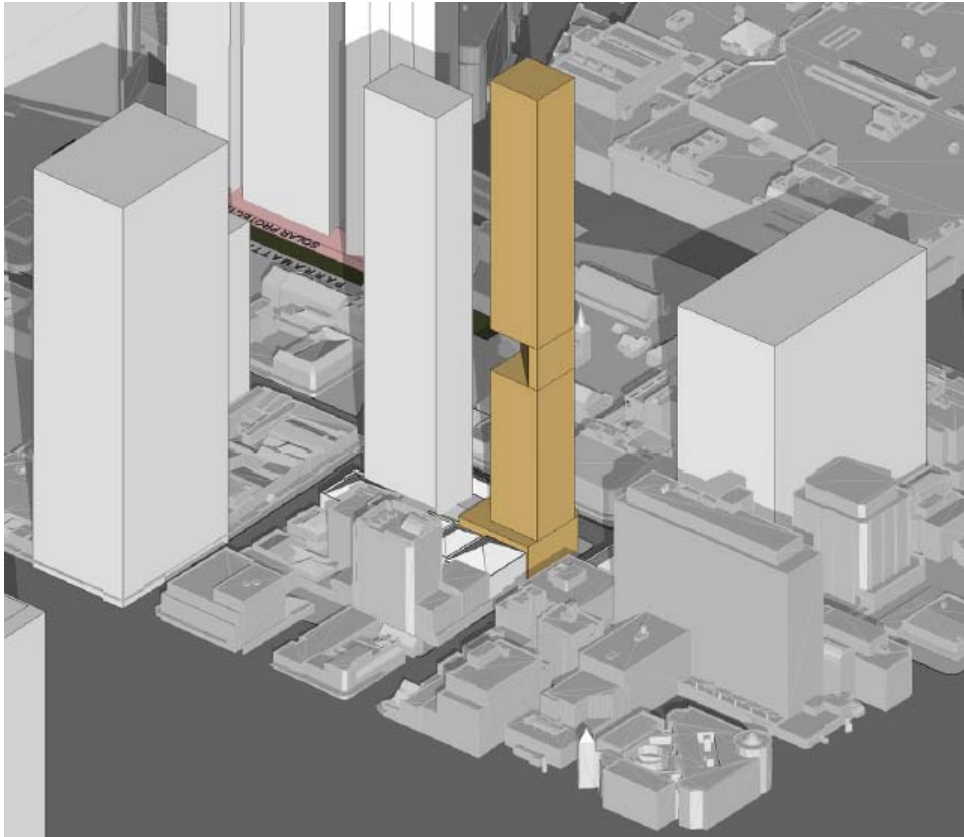


Figure 3: Revised Massing, viewed from the north west, 5 July 2016 (Source: V-Arc Architects)

IHAP RECOMMENDATION

5. On 6 December 2016 the assessment of the Planning Proposal for the land at 20 – 22 Macquarie Street Parramatta which seeks to increase the height and floor space ratio controls under the provisions of the Parramatta Local Environmental Plan 2011 was presented to the Independent Hearing and Assessment Panel (IHAP). This report is included as **Attachment 1**.
6. The IHAP resolved the following (**Attachment 2**):

“That the IHAP recommend:

*(a) That Council endorse the Planning Proposal in **Attachment 1** subject to it being modified as follows:*

- *Provide an increase in FSR from 4:1 to 10:1 and an increase in height from 36 metres so not to result in any additional overshadowing of the public domain within Parramatta Square as defined in Figure 4.3.3.7.3 Parramatta Development Control Plan 2011 between 12pm and 2pm throughout the year and enable compliance with State Environmental Planning Policy 65 Apartment Design Guide;*
- *The FSR is exclusive of design excellence and comprises a minimum of 1:1 commercial floorspace.*
- *A height to be determined by the lodgement of a reference design as described in (b) and (c) below.*

- (b) **That** the applicant provides a revised reference design, demonstrating compliance Item (a) above.*
- (c) **That** the Interim General Manager be delegated responsibility to consider the reference design provided by the applicant and determine the exact height that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning and Environment seeking a Gateway determination.*
- (d) **That** if the reference design proposes a height greater than 156AHD the reference design will need to be supported by an Aeronautical Study to address the relevant Section 117 Direction prior to submission of the Planning Proposal to the Department of Planning and Environment.*
- (e) **That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on the basis that any VPA entered into would be in addition to S94A Development Contributions.*
- (f) **That** delegated authority be given to the Interim General Manager to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.*
- (g) **That** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.*
- (h) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council.*
- (i) **Further, that** the Planning Proposal, VPA and DCP be placed on public exhibition concurrently."*

NEXT STEPS

7. Should Council adopt the recommendations of this report, an amended Planning Proposal (in accordance with the recommendation) and supporting documentation will be forwarded to the Department of Planning and Environment for a Gateway Determination.

Bianca Lewis
Senior Project Officer Land Use Planning

Robert Cologna
Service Manager Land Use Planning

Sue Weatherley
Director Strategic Outcomes and Development

Sue Coleman
Director City Services

ATTACHMENTS:

- | | | |
|----------|---|--------------|
| 1 | IHAP Report - Planning Proposal at 20 Macquarie St Parramatta | 136
Pages |
| 2 | IHAP Minutes for Planning Proposal at 20 Macquarie St
Parramatta | 3 Pages |

REFERENCE MATERIAL