

ECONOMY

ITEM NUMBER	8.4
SUBJECT	Planning proposal for land at 470 Church Street, Parramatta
REFERENCE	RZ/13/2016 - D04427280
REPORT OF	Project Officer Land Use

PURPOSE:

To request Council's endorsement of a planning proposal seeking to increase the maximum height limit from 24m to 80m and increase the floor space ratio from 3:1 to 6:1 for land at 470 Church Street, Parramatta for the purposes of requesting a Gateway Determination from the Department of Planning and Environment.

RECOMMENDATION

- (a) **That** Council considers the report submitted to the Independent Hearing and Assessment Panel (IHAP) on 15 November 2016 at **Attachment 1** and its recommendations at **Attachment 2**, and having considered these Council endorse the planning proposal contained at **Attachment 3** for submission to the Department of Planning and Environment with a request that they issue a Gateway Determination.
- (b) **That** the applicant's Urban Design Report being updated so that either:
- With the applicant's agreement, any built form diagram showing 23-27 Harold Street present only the existing built form on the site.
 - If the applicant is unwilling to amend their Urban Design Report that a note be added beneath relevant images indicating that the built form shown on 23-27 Harold Street does not have final approval, together with a second note indicating the status update of the planning proposal currently being assessed by Council for 23-27 Harold Street at the commencement of the exhibition of any planning proposal for the subject site.
- (c) **That** Council advise the NSW 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.
- (d) **That** Council grant delegated authority to the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which appropriately recognises the value uplift of the planning proposal.
- (e) **That** the outcome of the VPA negotiations be reported to Council prior to exhibition of the draft VPA.
- (f) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council. The report will address how the draft DCP responds to the DCP issues identified in the assessment report provided to the IHAP (included at Attachment 1) and in particular discuss the issues identified by the IHAP as part of their recommendation which is discussed in this report.
- (g) **That** the planning proposal, VPA and DCP be placed on public exhibition concurrently.

- (h) **Further, that** Council grant delegated authority to the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning proposal, DCP and VPA processes.

THE SITE

1. The subject site is located at 470 Church Street, Parramatta, refer to Figure 1. The legal description is Lot 1 DP 785930 and the site area is 1,629sqm. Currently the site contains a five storey commercial building with a medical centre on the ground floor.

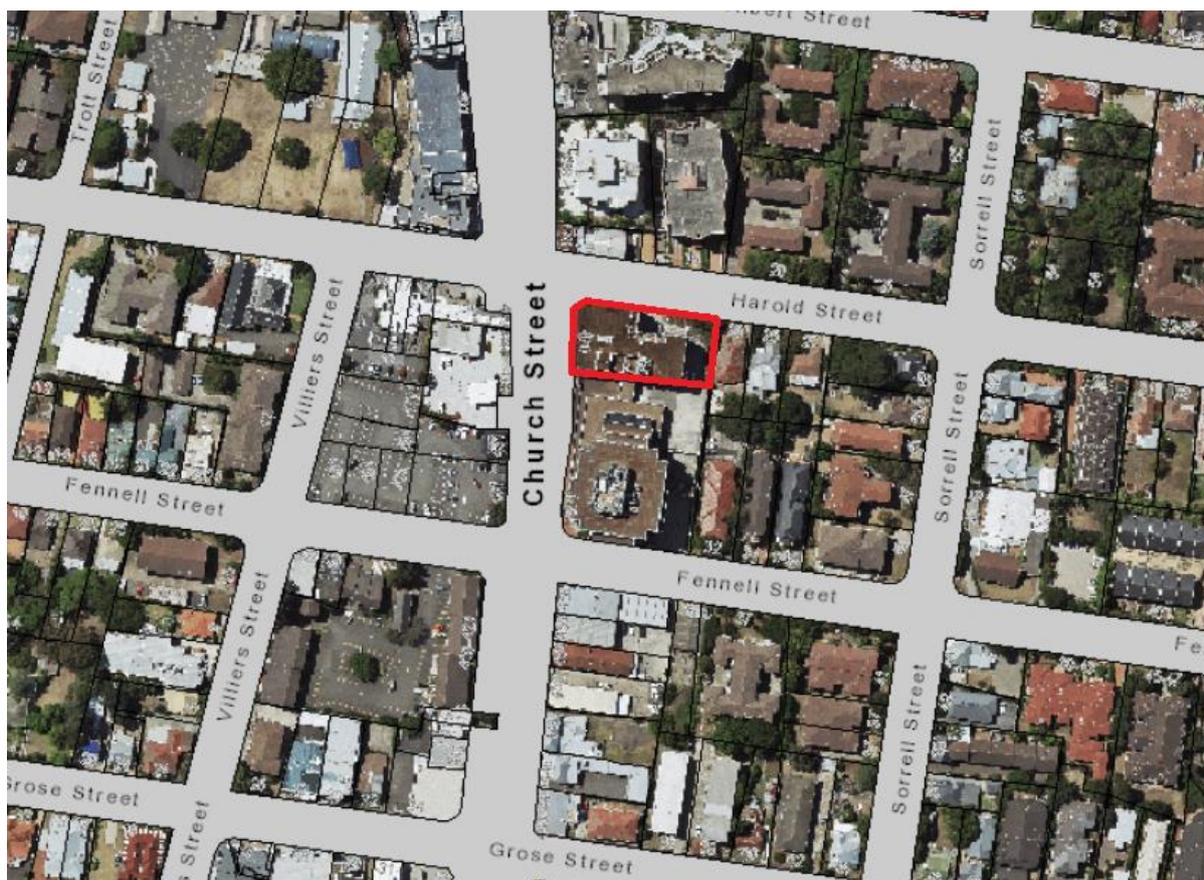


Figure 1: Location map (Source: Council’s GIS)

Control	Existing	Sought by applicant	Parramatta CBD Planning Proposal
FSR	3:1	6:1	6:1
Height (m)	24	80	No height limit

Table 1: Controls progression

PLANNING PROPOSAL

2. The planning proposal seeks to amend the Parramatta Local Environmental Plan (PLEP) 2011 to allow:
- A maximum height limit of 80m
 - A maximum FSR of 6:1
3. The applicant’s planning proposal is accompanied by an Urban Design Report and a Traffic and Parking Assessment.

4. The applicant's Urban Design Report presents a 26 storey mixed use building design concept shown in Figure 2 that includes the following features;
- 1 level of basement car parking
 - Sleeved above ground car parking, with ground floor retail contained within a four storey podium
 - 22 storey residential tower containing 154 units

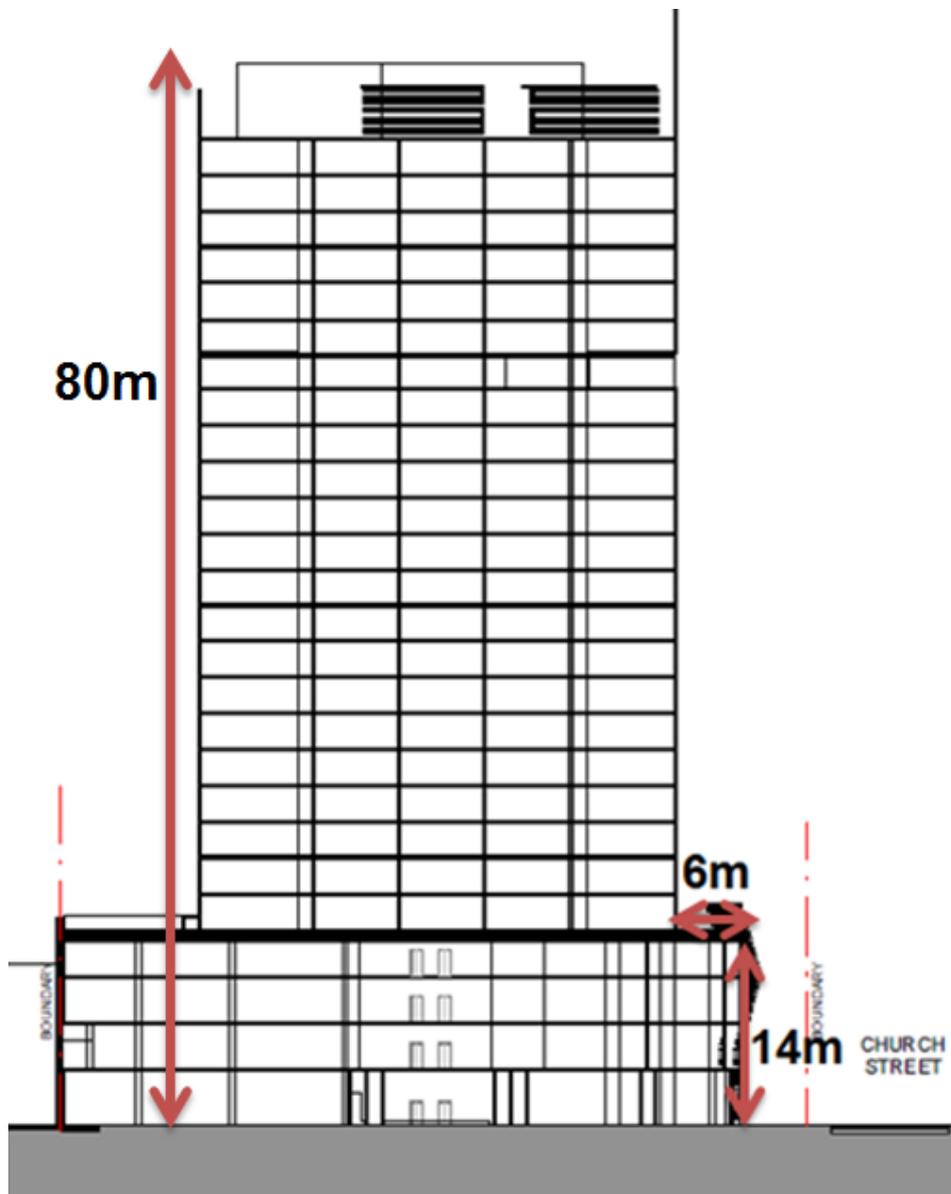


Figure 2: Development concept (Source: Applicant's Urban Design Report)

5. A fuller description and assessment of the merits of the planning proposal is included in the report considered by IHAP which is included at Attachment 1.

IHAP RECOMMENDATION

6. On 15 November 2016 the Independent Hearing and Assessment Panel (IHAP) considered the planning proposal for land at 470 Church Street, Parramatta. The proposed controls are consistent with those contained in the Parramatta CBD Planning Proposal.
7. The IHAP members were accompanied on a site visit prior to considering the application and given an opportunity to ask Council officers any questions

regarding the IHAP report, refer to Attachment 1. The applicant addressed the Panel indicating support for the recommendations.

8. The IHAP recommended the following (Attachment 2):
- (a) **That** Council endorse the planning proposal contained at **Attachment 1** subject to
 - (i) *Figure 12 contained in Attachment 1 showing the proposed FSR being replaced with an image that shows an FSR of 6:1 as indicated in the notes below Figure 12.*
 - (ii) *The applicant's Urban Design Report being updated so that either:*
 - *With the applicant's agreement, any built form diagram showing 23-27 Harold Street present only the existing built form on the site.*
 - *If the applicant is unwilling to amend their Urban Design Report that a note be added beneath relevant images indicating that the built form shown on 23-27 Harold Street does not have final approval, together with a second note indicating the status update of the planning proposal currently being assessed by Council for 23-27 Harold Street at the commencement of the exhibition of any planning proposal for the subject site.*
 - (b) **That** the planning proposal be forwarded to the Department of Planning and Environment for Gateway determination.
 - (c) **That** Council advise the NSW 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.
 - (d) **That** Council grant delegated authority to the CEO to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which appropriately recognises the value uplift of the planning proposal.
 - (e) **That** the outcome of the VPA negotiations be reported to Council prior to exhibition of the draft VPA.
 - (f) **That** a site specific Development Control Plan (DCP) be prepared in consultation with Council.
 - (g) **That** the planning proposal, VPA and DCP be placed on public exhibition concurrently.
 - (h) **Further, that** Council grant delegated authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.
9. The planning proposal has been revised to address the issue related to Figure 12, recommendation (a)(i) has been resolved.

Development Control Plan

10. The IHAP members requested the following be noted:

The DCP to be prepared for Council consideration should also address the following:-

- internal amenity of units
- quantity of commercial floor space in the podium and its usability
- whether there should be an elevated carpark in the podium or whether all parking should be below ground.

VOLUNTARY PLANNING AGREEMENT

11. No letter of offer for a Voluntary Planning Agreement (VPA) has been submitted to Council by the applicant for this planning proposal. It is recommended that the applicant be invited to explore the opportunities for the provision of public benefits commensurate with the density uplift being sought.

NEXT STEPS

12. Should Council endorse the planning proposal it will be forwarded to the Department of Planning and Environment for Gateway Determination.
13. The applicant will be required to draft DCP controls as discussed in Attachments 1. This will be assessed against all relevant planning criteria with special reference to the issues the IHAP has identified as part of their review of the matter. The applicant will be invited to submit a letter of offer for a VPA. Both the DCP and VPA will be reported to Council for consideration prior to being publicly exhibited alongside the planning proposal.

Kimberley Beencke
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:

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|---|------------------------------------------|----------|
| 1 | IHAP report 15 November 2016 | 10 Pages |
| 2 | Minutes of IHAP meeting 15 November 2016 | 2 Pages |
| 3 | Planning proposal | 27 Pages |