

LEADING

ITEM NUMBER	11.3
SUBJECT	Planning Proposal for 34-42 East Street, Granville
REFERENCE	RZ/8/2017 - D05634142
REPORT OF	Senior Project Officer Land Use Planning

PURPOSE:

To seek Council endorsement for a Planning Proposal for land at 34-42 East St, Granville to proceed to Gateway Determination with the NSW Department of Planning and the Environment.

RECOMMENDATION

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 17 October 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for 34-42 East Street, Granville.
- (b) **That** Council endorse the planning proposal for the subject land (which is contained within Attachment A and Attachment B of this report) which seeks to amend the Parramatta Local Environment Plan 2011 by:
 - 1. Increasing the maximum height of buildings on the site from 52m to 82m;
 - 2. Increasing the site's Floor Space Ratio from 3.5:1 to 6:1;
 - 3. Including a site specific provision that excludes enclosed balconies on the building façade facing the railway line from the Gross Floor Space calculation used for determining the Floor Space Ratio of a proposed building on the site
- (c) **That** the Planning Proposal be forwarded to the NSW Department of planning and Environment for Gateway Determination
- (d) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal;
- (e) **That** the site-specific DCP be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (f) **That** Council advises the 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.
- (g) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment processes.

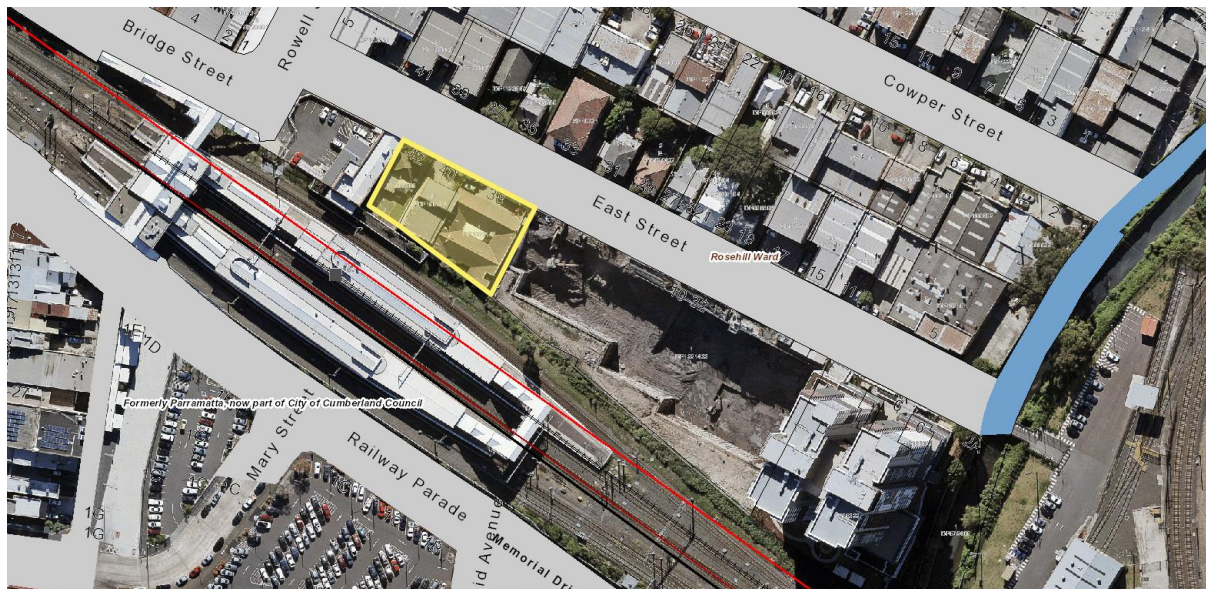
BACKGROUND

1. A Planning Proposal application for the subject site has been received seeking amendments to the planning controls that apply to it. The site currently has a development approval for a 17 storey building comprising 91 residential units and ground floor commercial floor space with ancillary basement parking. It was originally part of a larger 3-building mixed use development approval (DA/738/2014) situated on 10-42 East St, Granville (see Figure 2). The subject site with its consent was recently sold to new owners. Construction has commenced on two buildings adjoining the eastern boundary of the site located on 10-32 East St, Granville.

THE SITE

2. The subject site is described as 34-42 East Street, Granville and comprises Lot 1 DP 996285, Part Lot 195784 and Lot 1 DP 1009146. The total site area is 1502m² and is within a 100m walk to Granville Railway Station. Under the Parramatta Local Environmental Plan 2011 the land is zoned B4 Mixed Use with a Floor Space Ratio of 3.5:1 and a Building Height maximum of 52m.
3. The site is currently occupied by a single storey dwelling, a two storey industrial unit and residential service centre for men.

Figure 1: Aerial photograph showing the subject site and its site context.



PLANNING PROPOSAL

4. The Planning Proposal seeks to amend the Parramatta Local Environmental Plan 2011 in three ways:
 - To increase the maximum building height to 82m
 - To increase the floor space ratio to 6:1
 - To include a specific site provision to exclude balconies enclosed to improve their noise environment from the Gross Floor Area calculation as part of determining the building's floor space ratio.

5. The site's development history provides part of the context for the Planning Proposal. Originally, it was part of a larger 3-building mixed use development approval (DA/738/2014) situated on 10-42 East St, Granville as shown in Figure 2. The consolidated site under the Parramatta LEP 2011 provided a permissible floor Space ratio of 6:1. As a separate site the FSR would have been 3.5:1.

- 6.

Figure 2: Plan showing the larger consolidated site which has development approval (shaded yellow) and includes the subject site (outlined in red).



7. Due to the 52m height control, the approved development application for all these buildings on the consolidated site achieved a 5:54:1 FSR, less than the 6:1 FSR that was available. This highlighted the existence of a mismatch between the available FSR and 52m building height. The approved buildings' forms are 'fatter' than what could have been achieved with an increased building height.
8. The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) also applies to the site. The Minister for Planning has directed that all future local environmental plans within the PRCUTS area must be consistent with it, or if it is inconsistent, it must be demonstrated how the inconsistency will result in a better development outcome.
9. PRCUTS recommends a 6:1 FSR and 80m height control for the site. The Planning Proposal's FSR is consistent with this and is supportable. The Planning Proposal's 82m height control is slightly more than the PRCUTS recommendation, but is supportable given the minor extent of the variation and the extra occupant's that will be generated is offset by the site's close proximity to the Granville Railway Station.

10. Table 1 below summarises the current planning controls, the recommended PRCUTS controls, the height and FSR achieved in the DA approved for the site and the proposed Planning Proposal height and FSR controls.

Table 1: Planning Policy Framework Summary

Control	Parramatta LEP	PRCUTS*	DA Approved	Planning Proposal
Height	52m	80m	55m	82m
FSR	From 3.5:1 to 6:1 depending on site amalgamation	Up to 6:1	5.54:1	6:1

11. The Planning Proposal also seeks to include a specific site provision to exclude enclosed balconies from the Gross Floor Area calculation as part of determining the building's floor space ratio. This is considered to be a reasonable concession in circumstances where buildings directly front a significant noise source such as a railway line, or an arterial road.
12. Although the amenity and usefulness of balconies in high noise situations is greatly increased by enclosure, it is important that an expectation is not created that the exclusion of enclosed balconies from the Gross Floor Area calculation will be agreed to on additional building facades. A site specific clause is proposed be included in the draft LEP amendment that allows the exclusion of enclosed balconies from the Gross Floor Area calculation for the building façade facing the railway line. Additional façade balcony enclosures will only be possible with evidence of the need to be demonstrated by a noise study.

IHAP RECOMMENDATION

13. The Planning Proposal application was referred to the Independent Hearing and Assessment Panel on 19 September 2017 for its consideration. IHAP deferred its consideration of the matter and requested a briefing prior to its meeting on 17 October 2017. At this meeting IHAP re-considered the report (Attachment 1) and resolved to recommend that the Council support the Planning Proposal (Attachment 2) with a minor amendment to clarify the circumstances a building façade may have enclosed balconies (wintergardens) and benefit from that enclosed floor space being excluded from the calculation of the building's floor space ratio.

ASSESSMENT AND RECOMMENDATIONS

14. The Planning Proposal is considered to have strategic merit. A full assessment of all the relevant technical issues and legislative requirements is provided in the IHAP Report (Attachment 1). It is recommended that the Planning Proposal be endorsed by Council and forwarded to the NSW Department of Planning and Environment for Gateway Determination.

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Sue Weatherley

Director Strategic Outcomes and Development

ATTACHMENTS:

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|---|---|-------------|
| 1 | Independent Hearing and Assessment Panel 17 October 2017 Report on 34-42 East St, Granville Planning Proposal | 20
Pages |
| 2 | Independent Hearing and Assessment Panel 17 October 2017 - Recommendation on 34-42 East Street, Granville Planning Proposal | 1 Page |