

Report to JRPP for Re-list of 23 Elizabeth Street Granville

Meeting 14 October 2010

Proposal

Following the resolution of Parramatta City Council of 27 September, 2010 (Attachment 1) we request the re-listing of the application for the development of 20 townhouses at 23 Elizabeth Street, Granville, for its determination.

Background

The DA 129/2010 for a proposed townhouse development of 23 Elizabeth Street, Granville was considered at the JRPP meeting of 9 September, 2010. On that evening the JRPP moved a minute that;

"the development application be deferred to allow the applicant to investigate improved open space linkages to the east and west of the site, generally in accordance with Masterplan study 2 and recognising that there may be some relaxing of DCP standards if necessary to minimise loss of yield".

Parramatta City Council officers together with the applicant Gabrielle Morrish Urban Design (GMU) met to consider the requirements of the minute of the JRPP. This matter was investigated prior to the meeting of 9 September and fully reported within the paper of the independent assessor Chris Young and Associates (see page 8). The report refers to Masterplan study 2 which has the effect of deleting dwellings 14 & 15, relocating dwellings 8 to 13 and as a result losing the north-south link that had been established to provide the connectivity that appears to be of concern to the JRPP. The independent assessor makes the point that it *"reduces the OSD area to below satisfactory standards, reduces internal common open space"*

Apart from this the connectivity that the JRPP seeks is over land that is not owned by Council (see attachment 3) and is currently zoned residential and is proposed to be zoned residential in the draft LEP 2010.

The independent assessor also makes the comment that the application only received one objection from a party that does not live in the location and made submissions on demolition, waste production and Heritage. There were no local submissions which leads one to believe that the local community is in support of the application as presented to the JRPP.

The independent assessor concludes his report with the following recommendation;
"That the Sydney West Region Joint Regional Planning Panel approve by way of deferred commencement, development application 129/2010 for the erection of a multi unit housing development comprising 10x2 storey 3 bedroom dwellings and 10x2 storey 2 bedroom dwellings with basement car parking for 30 cars including 5 visitor spaces and 4 disabled spaces at 23 Elizabeth Street, Granville, for a period of five years from the date on the Notice of Determination subject to the conditions of consent in Attachment 1 of this report Schedule A to the conditions contains the deferred commencement conditions".

Conclusion

Having considered the request by the JRPP and considered the comments of the independent assessor as well as the land ownership pattern of the area together with the location of spaces zoned for open space, the connectivity provided within the site which does not compromise the development or the DCP and the connectivity already existing east of the site on Elizabeth Street (see map in attachment 2) it was determined that the current

application in the form presented to the JRPP on 9 September 2010 is the most suitable and should be re-presented to the panel for their determination.

Graeme Bleus
Property Development Advisor
Parramatta City Council
28 September, 2010