

# **ATTACHMENT 1**

# PARRAMATTA CITY COUNCIL

## JOINT REGIONAL PLANNING PANEL FURTHER BRIEFING REPORT

<b>Address:</b>	2 Macquarie Street – Parramatta Lot 362 in DP752058
<b>DA Number:</b>	DA/805/2013
<b>JRPP Reference Number:</b>	2013SYW109
<b>Date lodged:</b>	6 December 2013
<b>Applicant:</b>	Paynter Dixon Constructions Pty Limited
<b>Architect:</b>	Paynter Dixon Constructions Pty Limited
<b>Council's Planner:</b>	Kate Lafferty

### THE PROPOSAL:

The application proposes the demolition of existing buildings and removal of bowling greens. Approval is also sought for the construction of a two storey club over 3 levels of basement car parking. The proposal is Integrated Development as an approval is required under the National Parks and Wildlife Act and the Water Management Act.

### BRIEFING MEETING:

The JRPP considered this application at a Briefing Meeting held on Thursday 13 March 2014. The Panel members requested further information be provided to address the following matters:

- Concern was raised regarding the amount of parking provided at grade and how this impacts upon the interface with the park. The Panel wanted to know why the applicant has requested the provision of car parking numbers proposed.
- Heritage comments from Council's Heritage Advisor with respect to the treatment of the interface with the park.

These matters are discussed below.

## CAR PARKING

### Existing Car Parking

The current parking provision for the club comprises 46 at grade spaces on the subject site and 209 spaces on a separate car park site located across the road at 7 Macquarie Street (total 255 spaces).

### **Proposed Car Parking**

The traffic report submitted indicates a demand for the proposed new venue of 560 car parking spaces. The application proposes the provision of a total of 699 parking spaces on the subject site, comprising of the following:

- 77 at grade spaces located on the western portion of the site
- 275 spaces at Basement Level 1
- 172 spaces at Basement Level 2
- 175 spaces at Basement Level 3

This car parking does not take into account the 209 car parking spaces on the separate car park site located across the road at 7 Macquarie Street. Should this parking be included, then the total available parking for the RSL would be 908 spaces. No details of the future use of this existing car park have been provided.

The applicant has indicated that the 699 car spaces are required for the following reasons:

- To provide for special/concurrent event demands
- To provide for any future potential development on the site
- To provide for the potential parking needs for any future development car park site located across the road at 7 Macquarie Street.

A detailed assessment referral has not as yet been received from Council's Traffic & Transportation section. Notwithstanding this, the following is noted:

- In the event that Council assessment officers agree that the car parking demand for the new venue is 560 spaces (as indicated within the traffic report), the site would still provide an excess of 139 car parking spaces. Concerns are raised with excess parking provided in the City Centre, and although this does not represent a technical non-compliance with the LEP2007 parking rates, it may be contrary to the objectives of LEP2007, which generally set maximum car parking rates for development to minimise private parking and maximise alternative modes of transport
- Council officers cannot consider parking in excess of the proposed demand for unknown future uses (ie. future development on the western portion of the site or on the site across the road). No details of future development have been provided and no master plan has been prepared as part of the current development application.

### **HERITAGE COMMENTS**

Council's Heritage Advisor has provided the following comments in relation to the treatment of the interface of the development with the park:

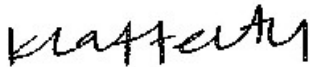
*The car park is of some concern because views across the car park would inevitably be impacted by cars, which will erode the visual experience when observed from that side; however, it is preferred that this area is not built on, and the consequence is inevitably that the car park will be placed in that location. In saying that, the applicant may consider various ways of screening to mitigate the visual impact. For*

*example, the existing stone base fence to Macquarie Street will have to be retained but it is possible to create a low fence or hedging behind the existing significant stone fence. Such hedging should be high enough to mitigate views of the cars but low enough to allow views into Parramatta Park. In my opinion, a mature plant height of 1.2 to 1.5m may be optimal for that purpose.*

*On a brief review of the car park arrangement, it is fair to say that the layout will likely have to be modified, and this would be an ideal opportunity to improve the interface with the park. That interface could be considerably improved further by increasing soft soil areas and landscaped areas. For example, it would be possible to widen the landscaped strips to, say, 2m, which would allow for suitable screening plantings as discussed above.*

The above matters will be considered in the assessment of the application.

Please contact me on 9806 5393 or via email at [klafferty@parracity.nsw.gov.au](mailto:klafferty@parracity.nsw.gov.au) if further information is required.



Kate Lafferty  
**Senior Development Assessment Officer**  
**20 March 2014**