

ECONOMY

ITEM NUMBER	8.3
SUBJECT	Planning Proposal for land at 12 Hassall Street, Parramatta
REFERENCE	RZ/15/2016 - D04954006
REPORT OF	Project Officer

PURPOSE:

For Council to consider a planning proposal for land at 12 Hassall Street, Parramatta. Specifically, the report deals with whether Council should forward to the Department of Planning and Environment a request for Gateway Determination, the preparation of a site-specific Development Control Plan to support this planning proposal, and a request for delegation to negotiate a Voluntary Planning Agreement between Council and the landowner in relation to this planning proposal.

RECOMMENDATION

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 16 May 2017, and the IHAP's recommendation which supports the progression of the Planning Proposal for land at 12 Hassall Street, Parramatta.
- (b) **That** Council endorse the planning proposal to permit a maximum floor space ratio of a total of 15:1 and maximum height of 192 metres for land at 12 Hassall Street, Parramatta (contained in Attachment 1 of Attachment A of this report) for submission to the NSW Department of Planning and Environment requesting a Gateway Determination be issued.
- (c) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the planning proposal on behalf of Council, that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (e) **That**, pending the outcomes of the Gateway Determination, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (f) **That** Council advises 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.
- (g) **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.

BACKGROUND

The Site

1. The subject site is located at 12 Hassall Street, Parramatta. The legal description of the site is Lot 15 DP 128826 and Lot 16 DP 128826. The site area is 2055 square metres. The current built form at the site is low-rise, including a two-storey building, a single-storey bungalow, and at-grade car parking. The two-storey building is currently occupied by the Parramatta Police Citizens Youth Club, while the one-storey building is occupied by commercial uses. The site is highlighted below in Figure 1.



Figure 1: Site identification map

2. The site is located at the interface between the CBD's commercial centre (B3 Commercial Core zoning) and the B4 mixed use zones which surround the core and are characterized by a mix of residential and commercial uses. The site is bordered by the NSW Police Headquarters building to the North, with the driveway to the underground parking associated with the Headquarters located adjoining the site to the West. The site adjacent to the East is occupied by an 18-storey tower with 4-storey podium and 14-storey residential tower above. On the opposite side of Hassall Street are several predominantly residential developments, which are either complete or under construction.

Planning Proposal

3. This planning proposal seeks to amend planning controls in a manner which is consistent with the Parramatta CBD Planning Proposal. Specifically, it seeks to amend the core planning controls of floor space ratio and height of buildings as described in the following table. The planning proposal and its relationship with the Parramatta CBD Planning Proposal are described in more detail in the report considered by the IHAP at **Attachment A** of this report.

Scenario	Land-Use	FSR	HOB
Current Controls (under PLEP 2011)	B4 mixed-use zoning	8:1	72m
CBD PP Controls	B4 mixed-use zoning	15:1 (subject to requirements)	No Incentive HOB control
Controls proposed under site-specific PP	B4 mixed-use zoning	15:1 (subject to requirements) + additional 1:1 community or commercial use	192m

Assessment Issues

4. Ultimately, it is considered that the planning proposal has strategic merit. A full assessment of all the relevant technical issues and legislative requirements is provided in the IHAP report at **Attachment A**. It is therefore recommended that the planning proposal be endorsed and forwarded to the NSW Department of Planning and Environment for Gateway Determination, and that the negotiation of a Voluntary Planning Agreement (VPA) be undertaken together with the preparation of a site-specific Development Control Plan (DCP).

VOLUNTARY PLANNING AGREEMENT

5. At its meeting on 10 April 2017, Council endorsed rates of \$150/sqm for Phase 1 value sharing and \$375/sqm for Phase 2 value sharing. This is the basis upon which it is recommended that Council officers seek to negotiate a Voluntary Planning Agreement (VPA).
6. The applicant has indicated their willingness to enter into a VPA in relation to this planning proposal, and has submitted an initial letter of offer. Council officers do not yet have delegation from Council to negotiate this VPA. Therefore, it is recommended that delegated authority be given to the CEO to negotiate a VPA with the landowner in relation to the planning proposal on behalf of Council, that the outcome of negotiations be reported back to Council prior to public exhibition of the VPA, and that this negotiation be undertaken in line with Council's 10 April 2017 resolution on value sharing rates.

IHAP RECOMMENDATION

7. The IHAP considered this matter on 16 May 2017, and the report considered by the IHAP is included at **Attachment A** of this report.
8. The IHAP accepted the recommendation of the report at **Attachment A** in full with no changes (minute also attached at **Attachment B**).

NEXT STEPS

9. This report recommends that Council endorse the planning proposal contained in Attachment 1 of Attachment A of this report. Pending that endorsement, the next steps will be to forward the planning proposal to the NSW Department of Planning and Environment for Gateway Determination, to prepare a site-specific DCP and to negotiate a VPA, as described in this report.

Sarah Baker
Project Officer Land Use

Sue Weatherley
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ATTACHMENTS:

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|---|---|-------------|
| 1 | Attachment A: IHAP Report 16 May 2017 (Including Planning Proposal Documentation) | 88
Pages |
| 2 | Attachment B: Extract of IHAP Meeting Minutes 16 May 2017 | 1 Page |

REFERENCE MATERIAL