

Ann-Maree Carruthers
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Department of Planning and Environment
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Your Reference

Our Reference	F2013/02004
Contact	Roy Laria
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18 September 2018

Dear Ann-Maree,

RE: Amendments to the Parramatta CBD Planning Proposal – Council Resolution

I am writing to advise of amendments to the Parramatta CBD Planning Proposal resulting from a recent Council resolution. We hope this information will support the finalisation and release of the Gateway Determination for the Parramatta CBD Planning Proposal.

Council, at its meeting of 10 September 2018, considered a report (copy provided at Attachment 1) on the Parramatta CBD Planning Proposal (Item 13.2). The purpose of this report was to supplement the report *Parramatta CBD Planning Proposal – Resolution of Certain Policy Issues*, previously considered at the Council meetings of 12 June 2018 and 23 July 2018 (copy provided at Attachment 2). This supplementary report (Item 13.2) responded to issues raised by Councillors at a workshop on 22 August 2018 and included options for Councillors to consider to progress the Parramatta CBD Planning Proposal.

The issues were:

- A. Proposed Floor Space Ratio (FSR) Sliding Scale clause for small sites and the 'out-clause';
- B. Setback of towers to Church Street to protect heritage streetscape;
- C. Performance provisions relating to Opportunity Site bonus FSR;
- D. Appropriate Incentive FSRs for the West Auto Alley Precinct; and
- E. Application of the proposed High Performing Buildings Bonus to sites with an FSR less than 10:1.
- F. Value Sharing Mechanism
- G. Appropriate Incentive FSRs adjacent to a State-Listed Heritage Item

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The resolution of Council (copy provided at Attachment 3) with regards to the Council Report on 10 September 2018 is as follows:

- (a) *That Council resolve in accordance with Option B3 in relation to Issue B – Setback of towers to Church Street to protect heritage streetscape.*
- (b) *That Council resolve in accordance with Option C3 in relation to Issue C – Performance provisions relating to Opportunity Site bonus FSR.*
- (c) *That Council resolve in accordance with Option D3 in relation to Issue D – Appropriate Incentive FSRs for the West Auto Alley Precinct.*
- (d) *That Council resolve in accordance with Option E3 in relation to Issue E – ‘Application of the proposed High Performing Buildings Bonus to sites with an FSR less than 10:1’ with part (a) being amended to read:*

That Council apply a high performing buildings bonus of 5% to mixed use developments with an FSR of at least 6:1.

- (e) *That Council resolve in accordance with Option F2 in relation to Issue F – Value Sharing Mechanism being amended to read: -*

That in relation to the proposed Draft Parramatta CBD Planning Proposal, Council resolve to not change the adopted value sharing mechanism and the rates. Council will re-evaluate the mechanism in 2019 and to review the mechanism every three years against residential market valuations and adjust if necessary.

- (f) *Further, that the Department of Planning and Environment be advised of this resolution to assist with its processing of the Gateway Determination of the draft Parramatta CBD Planning Proposal.*

With regards to issues ‘A’ and ‘G’, there were no options associated with these issues as no further resolution was required on these matters at the current time, and consequently, there were no recommendations in the Council report.

With regards to issues ‘B, C, D, E and F’, the Councillor resolved option for each issue, as detailed in the Council report, is as follows:

- **Resolution (a) – Option B3:** Adopt the following recommendation arising out of workshop outcomes:
 - (a) *That, relation to the Draft Parramatta CBD Planning Proposal, Council resolve to amend the Base and Incentive Height of Building maps for Church Street between Macquarie Street and the Parramatta River to show a 12m tower setback control consistent with Figure 2 of this report [i.e. the Policy Issues Report, with the exception of the references to the FSR reduction changes] with a maximum 12m height control in this setback area.*
 - (b) *That, in relation to the Site Specific Planning Proposals for 286-300 Church Street, 197-207 Church Street and 89 Marsden Street, and 295 Church Street, Parramatta, Council consider*

aligning these Planning Proposals with the above policy approach when these matters are reported back to Council following public exhibition.

- **Resolution (b) – Option C3:** Adopt the following recommendation arising out of workshop outcomes:
 - (a) *That, in relation to the Draft Parramatta CBD Planning Proposal, Council resolve to amend Clause 7.16 Opportunity Sites to include additional provisions to address site isolation, impacts on historic streetscapes, and adding minimum site depth requirements as follows:*
 - i. *35m, where the site is a corner site with at least two street frontages;*
 - or
 - ii. *40m, in all other situations.*
 - (b) *That, in relation to the resolved site-specific planning proposal for 286-300 Church Street, Parramatta, Council resolve to not retrospectively apply the above new provisions to this site-specific planning proposal.*

- **Resolution (c) – Option D3:** Adopt the following recommendation arising out of workshop outcomes:
 - (a) *That Council resolve to amend the Incentive Height and FSR maps for the West Auto Alley Precinct as follows:*
 - *2:1 and 3:1 FSRs on Lennox, Lansdowne, Dixon, Rosehill and Boundary Streets increased to 6:1*
 - *20m, 26m, 40m and 80m height limits on Lennox, Lansdowne, Dixon, Rosehill and Boundary Streets increased to "no height limit" consistent with the 6:1 FSR area in the East Auto Alley Precinct.*

 - (b) *That the justification for the above changes be noted as follows:*
 - *Consistency with the approach taken in the 6:1 FSR areas in the East Auto Alley Precinct and also the northern section of the Parramatta CBD Planning Proposal area;*
 - *Recent endorsed changes to the boundary for the South Parramatta Heritage Conservation Area;*
 - *Proximity of this area to the new commercial heart of the Parramatta CBD at Parramatta Square (approximately 820m walk) warrants higher densities to support the growth of the Central City.*

 - (c) *That Council undertake a further precinct-based Heritage Study as a supporting document to the CBD Planning Proposal in light of the changes to the FSR, Heights and South Parramatta Heritage Conservation Area boundary (so as to meet our statutory obligations under the relevant section 9.1 direction for heritage under the Environmental Planning & Assessment Act 1979).*

 - (d) *That, given the increase in height and FSR, Council prepare a detailed Precinct Plan to identify additional opportunities for public open space, through-site links and road widening to support this density in the precinct, where, based on land ownership and lot configuration patterns, these spaces can be provided as part of future developments without any loss of FSR to affected landowners (i.e. FSR is shifted elsewhere on site) and the land identified for these spaces is shown as having a 0m height limit, consistent with the approach taken in the East Auto Alley Precinct.*

- (e) *That the precinct-based Heritage Study and Precinct Plan be completed and the CBD Planning Proposal be amended accordingly prior to exhibition of the CBD Planning Proposal and further, that Council request the Department of Planning and Environment to include the preparation of this study and plan as conditions of the Gateway Determination so as to not delay its release.*
- **Resolution (d) - Option E3:** Adopt the following recommendation arising out of workshop outcomes (as amended by Council resolution of 10 September 2018):
 - (a) *That Council apply a high performing buildings bonus of 5% to mixed use developments with an FSR of at least 6:1.*
 - (b) *That Council undertake further environmental analysis of the extent of performance measures above BASIX that are feasible for 6:1 mixed use developments with the 5% bonus and amend the clause within the Parramatta CBD Planning Proposal accordingly prior to public exhibition.*
 - (c) *That Council request the Department of Planning and Environment to include the preparation of the further environmental analysis as a condition of the Gateway Determination so as to not delay its release.*
 - **Resolution (e) - Option F2:** Adopt the 12 June 2018 rescinded resolution item (d), as reproduced below (as amended by Council resolution of 10 September 2018):
 - (d) *That in relation to the proposed Draft Parramatta CBD Planning Proposal, Council resolve to not change the adopted value sharing mechanism and the rates. Council will re-evaluate the mechanism in 2019 and to review the mechanism every three years against residential market valuations and adjust if necessary.*

The relevant Council reports and the full copy of the resolution is attached for your records (refer to Attachments 1, 2 and 3).

Please also note that Resolutions (a) and (c) require changes to the draft Height of Buildings Map, draft Incentive Height of Buildings Map and draft Incentive Floor Space Ratio Map and these changes are shown on the maps at Attachments 4, 5 and 6, in the blue boxes.

I trust this information is satisfactory and will be of assistance in drafting Gateway conditions.

If further information is required on these or any additional matters regarding the Parramatta CBD Planning Proposal, please contact the undersigned on 9806 5679 or by email at rlaria@cityofparramatta.nsw.gov.au.

Yours sincerely,



Roy Laria
Service Manager Land Use Planning

Attachments

1. Council Report of 10 September 2018 Parramatta CBD Planning Proposal - Resolution of Certain Policy Issues
2. Council Report of 12 June 2018 and 23 July 2018 Parramatta CBD Planning Proposal - Resolution of Certain Policy Issues
3. Extract - Minutes to Council Meeting of 10 September 2018
4. Draft Height of Buildings Map
5. Draft Incentive Height of Buildings Map
6. Draft Incentive Floor Space Ratio Map

