

INNOVATIVE

ITEM NUMBER	14.7
SUBJECT	Planning Proposal for land at 14-38 Cowper Street, 5 & 5A Rowell Street and 21-41 East Street, Granville
REFERENCE	RZ/15/2017 - D06371818
REPORT OF	Project Officer Land Use
LANDOWNER	Beijing Shokai Develotek Sydney Granville Pty Limited
APPLICANT	Think Planners

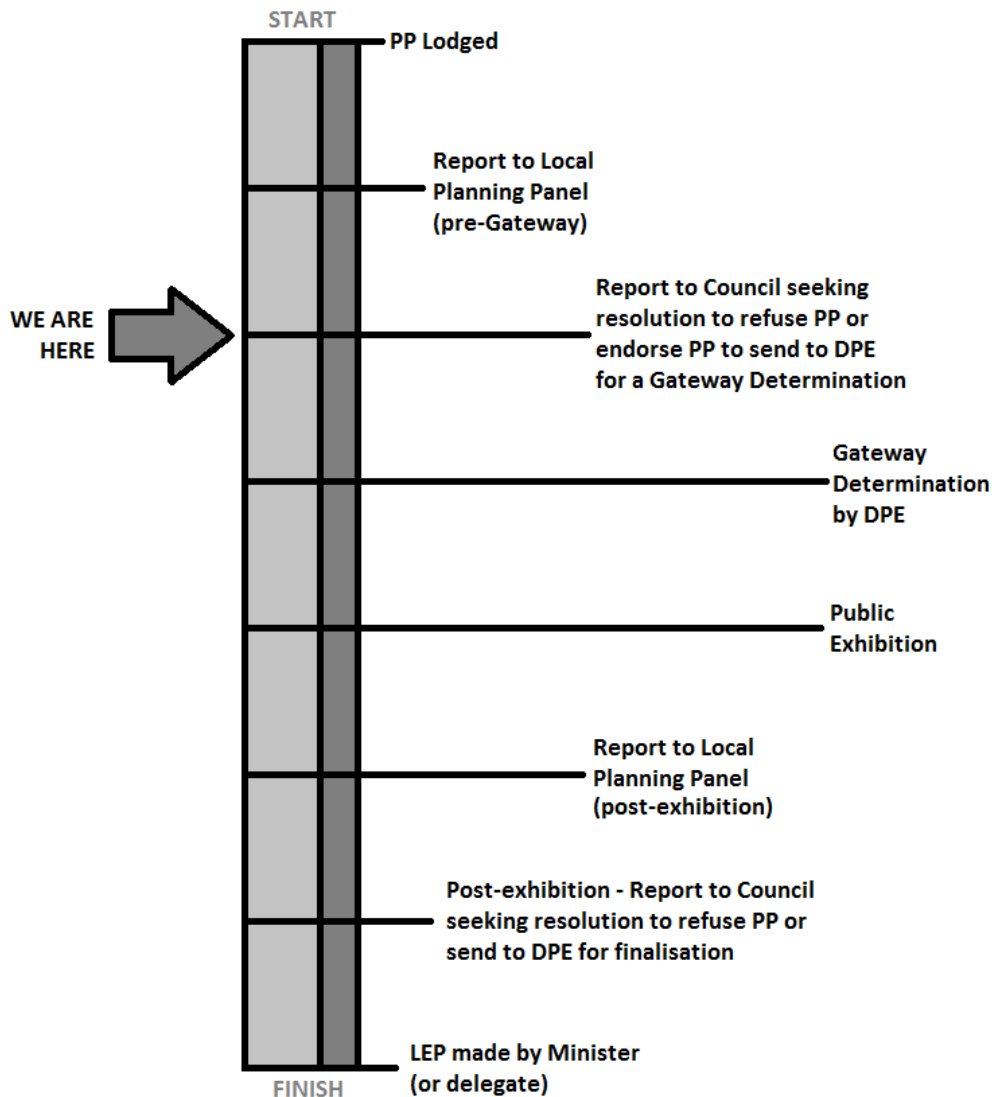
PURPOSE:

This report seeks Council's endorsement of a Planning Proposal for the land at 14-38 Cowper Street, 5 & 5A Rowell Street and 21-41 East Street, Granville and to forward it to the Department of Planning and Environment (DPE) for Gateway Determination, in accordance with the recommendation of the Local Planning Panel (LPP) on Tuesday 21 August 2018.

RECOMMENDATION

- (a) **That** Council endorse the Planning Proposal for the land at 14-38 Cowper Street, 5 & 5A Rowell Street and 21-41 East Street, Granville which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
- 1 Increasing the Maximum Height of Building control from 52m to part 92m (but only for the portion of land containing Building C as per Figure 6 of Attachment 1) and retain the existing 52m for the remainder of the site
 - 2 Identify the portion of the land containing Building C as "A" on the Design Excellence Map to ensure that it is subject to an appropriate design competition as per Clause 6.13 of the PLEP 2011
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway Determination.
- (c) **That** a Site Specific Development Control Plan (DCP) be prepared and reported to Council prior to the exhibition of the Planning Proposal, and for the exhibition of both the Planning Proposal and DCP to occur concurrently.
- (d) **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.
- (e) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Planning Proposal Timeline



BACKGROUND

1. The Planning Proposal for the land at 14-38 Cowper Street, 5 & 5A Rowell Street and 21-41 East Street, Granville seeks to increase the maximum height of building control of the PLEP 2011 from 52m to 92m, for the western portion of the site that contains 'Building C', whilst retaining the existing permissible 52m maximum height of building control for the remainder of the site. The proposed 'Building C' is also to be identified on the Design Excellence Map of the PLEP 2011 to ensure that it is subject to an appropriate design competition. No other changes are proposed to the current controls. The Planning Proposal was reported to the Local Planning Panel on 21 August 2018 endorsing the recommendations as above.

ISSUES

2. The maximum height of Building C (92m) is 12m above the recommended height in the Parramatta Road Corridor Urban Transformation Strategy

(PRCUTS). However, given that the scheme presents an outcome that results in variation to the tower forms for the future development and to the overall precinct, it is considered an appropriate variation to the recommendations of the PRCUTS.

3. A summary of the PRCUTS recommendations and the sought changes to the PLEP 2011 under the Planning Proposal are summarised in **Table 1** below:

	PRCUTS	Planning Proposal
Zoning	B4 Mixed Use	B4 Mixed Use
FSR	6:1 (subject to a sliding scale)	6:1 (subject to a sliding scale)
Height	80m	Part 92m (but only for the western portion of the site) and retain the existing 52m for the remainder of the site

Table 1 – Comparison of PRCUTS and the Planning Proposal

4. A full assessment of the Planning Proposal is detailed in the Local Planning Panel report, provided at **Attachment 1**.
5. A site specific Development Control Plan is to be prepared in accordance with the concept reference design provided with the Planning Proposal. Council officers will continue to work with the applicant to refine the concept design and address any further design considerations that arise as part of this process.

CONCLUSION AND TIMING

6. Should a Gateway Determination be issued, the Planning Proposal and site specific DCP will be placed on public exhibition concurrently and the outcomes of the exhibition will be reported to the Local Planning Panel if any objections are received. If no objections are received, the matter will be reported directly to Council post-exhibition.

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Project Officer Land Use Planning

Michael Rogers
Service Manager Land Use Planning

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City Strategy Manager

Mark Leotta
Acting Director Strategic Outcomes and Development

ATTACHMENTS:

1 ↓	Local Planning Panel Report and Attachments for Planning Proposal for land at 14-38 Cowper Street, 5 & 5A Rowell Street and 21-41 East Street, Granville	97 Pages
2 ↓	Local Planning Panel Recommendation	2 Pages