BUSINESS PAPER ACTION REQUEST
Minute from CENTRAL PARRAMATTA PLANNING on 10 March 2004

Parramatta City Council

REGISTRATION DETAILS

NO 143952
FILE NO G/2622

01 SUBJECT North Parramatta Mixed Use Zone Master Plan
REFERENCE G/2622
REPORT OF Manager - Integrated Planning (OG 08/2004)

MIN 50133 RESOLVED (Crestani/Weareme)

(a) That the Draft North Parramatta Mixed Use Zone Master Plan be received and noted and the Committee acknowledges that the overall Master Plan proposal is comprehensive and well researched.

(b) Further, that the following additional comments in conjunction with those included in Senior Project Officer – Integrated Planning Report Nos 1/2004 and 8/2004, dated 19 January and 19 February 2004, form the basis of a final submission to The Director General Department of Infrastructure, Planning and Natural Resources on the Draft North Parramatta Mixed Use Zone Master Plan:-

(1) It would appear that the success of the development of the site depends largely on the funding proposals contained in the Draft Master Plan document. (Refer Pages 176 and 177). This is a concern as it may result in the proceeds from the development of the land not being made available to the long term restoration, management and maintenance of heritage buildings and the site generally.

(2) It is important to have a "Management Authority" in place to manage the long term development and maintenance of the site.

(3) It would be desirable to appoint an independent heritage planner/architect to ensure long term continuity of heritage guidance and advice on the development of the site.

(4) A Site Specific DCP should be proposed for the site prior to DA's being lodged.

(5) The Master Plan should include the capacity to provide for a variety of housing forms/types and broader uses
Specific Comments in Respect to the North Parramatta Residential Precinct:

(i) Development Objectives (page 108) is commended with the following exception:

"Setbacks to be in accordance with Figure 4.40 and cross Section A in part 4"

This is confusing as Section A notes 5 metres and Section 4.40 notes 3-6 metres.

(ii) Under Development Controls (page 109) the FSR's range from 1.2:1 up to 2:1 in other precincts the FSR is 1:1 and in Block 9 the FSR is up to 2.6:1.

This seems inconsistent and arbitrary and it is recommended that a maximum FSR or development potential is established across the precincts - OR more specific FSR checks are undertaken before being enshrined in the Master Plan.

(iii) Also in Precinct 1 the GFA/Unit is 1 per 113m² whereas in Precinct 2 it is 1 per 147 m² and in Precinct 4 it is 1 per 131m².

This is also inconsistent and it is recommended that it be noted as a guide only.

The same comment is raised for site coverage which ranges from 39% up to 67% - again this is highly inconsistent.

(iv) It is recommended that all carparking for new residential units be entirely underground.

(v) SEPP 65 & RFDC - Residential Flat Design Code (suite of planning documents for SEPP65) which came into force after the document was written should be incorporated into the document.

A SEPP 65 Panel should judge the architectural competitions for each precinct.

(vi) On Page 112 - The site area m² calculations should read Building Footprint.

(vii) Height and Roof Form needs more resolution. Either maximum RL's need to be adopted and/or more definitive building envelopes need to be determined.

(viii) All of the items noted in 6(i) - 6(vii) can be addressed as part of the site specific DCP as noted in Item 4.

General Comments:

* There needs to be flexibility in the Draft Master Plan document as it could be at least two (2) years before the development is finalised.

* Additional work and input will be required on the DCP in conjunction with consultation with DiPNR,
Council and other interested parties.

* Important to have an open approach regarding the development. The market will respond and dictate as to the final outcome of the Master Plan.

NOTE: Committee Member Stephen Driscoll - DIPNR Delegate - declared a non-pecuniary conflict of interest and did not vote in respect to this matter.

ACTION DETAILS
Comments: Referred to Manager - Integrated Planning Marcelo Occhiuzzi for appropriate action in accordance with the Committees decision. NOTE: All Committee Members present at the above meeting were e-mailed, then faxed, the draft minutes for further comment & changes/additions. As at to-day Thursday 18/03/2004 only Kim Crestani had responded.

Author of Report: Sue Stewart

The above Council decision is referred to you for immediate action.

As the assigned Action Officer, please liaise with any other Officer who needs to be involved and ensure that all appropriate parties are advised.

Current Action Officer: Marcelo Occhiuzzi Unit: EBP Outcomes
Notification to Marcelo Occhiuzzi via Notes Mail at 18/03/2004 12:55 PM

Reassignments:
18/03/2004 12:55:48 PM Sue Stewart -> Marcelo Occhiuzzi by Stephen Leslie

Action Response:

Created: 18/03/2004 12:54 PM
Finalised: