

Planning Report

S75W Application

330 Church Street, Parramatta

Add port cochere to serviced apartments entry

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Contents

1	Introduction	1
2	Site and Surroundings.....	2
2.1	Site Description	2
2.2	Surrounding Development.....	3
3	Proposed Modifications	7
3.1	Existing Consent	7
3.2	Proposed Amendments.....	7
3.3	Proposed Conditions and Statement of Commitments	7
4	Planning Assessment.....	8
4.1	Environmental Planning Instruments	8
4.2	Draft / Proposed Planning Controls.....	8
4.3	Development Control Plans.....	8
4.4	Likely Impacts.....	8
5	Conclusion.....	9

Annexure 1: Approved Plans

Annexure 2: Proposed Plans

Annexure 3: Photomontage

1 Introduction

This Planning Report relates to a Section 75W Application seeking consent from Department of Planning and Infrastructure to amend Major Project Application MP 10_0171.

The subject Section 75W Application seeks to add a port cochere to the serviced apartments entry of the development.

This Report:

- describes the site and its surrounding area,
- details the nature of the proposed development, and
- undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

2.1 Site Description

The site is located at 330 Church Street, Parramatta. The land area of the subject site has been increased since MP10_0171 was originally approved. The original site was 6,759 sqm in area and comprised Lot 2 & 3 in DP 788637 and Lot 101 in DP 1031459. The new site area is 7,483 sqm, which incorporates an additional 720 sqm parcel of land.

Figure 1 shows the general location of the subject site and **Figure 2** shows the approximate extent of the amended subject site area described above.

The site is currently under construction in accordance with MP10_0171 – see Section 3.1 below.

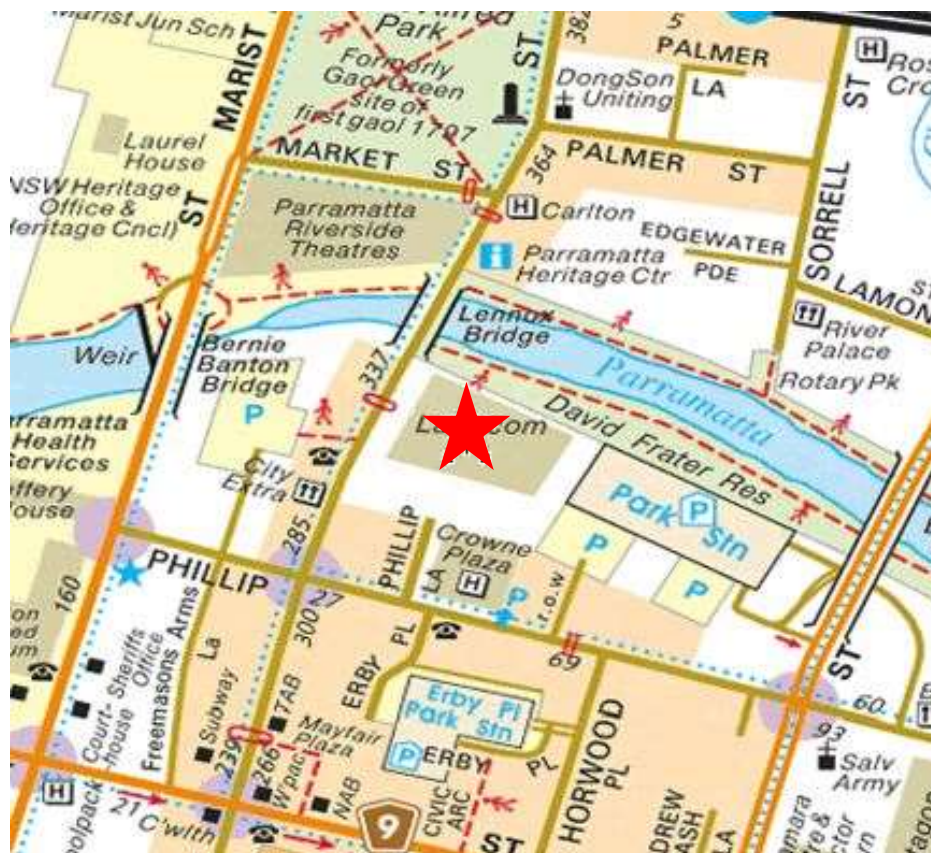


Figure 1: Location of subject site (marked with star)



Figure 2: Aerial views of site showing approximate boundary location (as at 21 November 2014)

2.2 Surrounding Development

The site is located within the Parramatta Central Business District. It is within close proximity to the Riverside Theatre and within a reasonable walking distance to the Ferry Wharf and Parramatta Transport Interchange.

To the north of the site are the Parramatta River and the historic Lennox Bridge. Across the river are predominantly residential apartments set back from the water's edge. While there are grassed banks on both sides of the river, street furniture and public domain works are at a minimum.

To the immediate south of the site is the Crown Plaza Hotel which takes access off Philip Street. To the immediate east of the site is the Council owned car park, referred to as the David Fraser car park.

To the west of the site is Church Street which has a number of shop fronts and outdoor dining areas, providing a unique strip of active frontages. Uses typically include restaurants, cafes, repair shops and professional service providers.

Pedestrian access to the site is via public stairs from Church Street/Lennox Bridge or via Philip Street between the Parkroyal Hotel and the AGC House. Vehicular access to the site is from Philip Street via the laneway. Refer to images overleaf for details of the surrounding land uses.

Figures 3 to 7 show the existing built form that surrounds the subject site.



Figure 3: Parkroyal Hotel, which occupies the site to the south



Figure 4: Parramatta River along the northern frontage of the site



Figure 5: Stairs from Parramatta River frontage to Church Street



Figure 6: Existing buildings fronting the western side of Church Street – to the west of the site



Figure 7: Existing buildings fronting the eastern side of Church Street - to the south of the site

3 Proposed Modifications

3.1 Existing Consent

On 19 October 2012, the Department of Planning issued its consent (MP10_0171) for “*demolition of existing structures on site and construction of a mixed use building (residential/retail/serviced apartments), basement with 597 car parking spaces, public domain works and installation of utility services.*”

The approval has been subsequently amended under MOD4. **Annexure 1** contains a copy of approved plans.

At the time this report was prepared, MOD 6 was in its final stages of assessment by the Department of Planning and Environment.

3.2 Proposed Amendments

It is proposed to make amendments to the area in front of the serviced apartments revolving doorway to provide for a port cochere.

A one-way vehicular pathway is to be provided beneath the existing building overhang that will provide a sheltered port cochere arrangement.

Works will include removal of approved steps at entry to serviced apartments and replacement with a driveway area to perform the function of a port cochere. The proposed works incorporate graded planting to the north.

The proposed port cochere is shown on the amended plans at **Annexure 2** and the photomontage at **Annexure 3**.

3.3 Proposed Conditions and Statement of Commitments

The proposal requires amendment to Condition A2 in Schedule 2. The table below shows the amendment to the relevant plans (based on the amended plans under MOD6):

Drawing No.	Issue	Name of Plan	Date
A100	19-21	Plan_Level 00 Retail	1/16/15 02/08/15
A300	14-16	Elevations – Site	12/12/14 05/08/15
A351	12-14	Elevations – Podium	4/7/14 05/08/15

4 Planning Assessment

This section undertakes an assessment of the proposal under relevant issues of consideration.

4.1 Environmental Planning Instruments

4.1.1 Parramatta City Centre Local Environmental Plan 2007

Part 2 of the Parramatta City Centre Local Environmental Plan 2007 (LEP) identifies that the subject site is zoned B4 Mixed Use. The proposal is permitted in the zone subject to consent from the Council.

4.2 Draft / Proposed Planning Controls

There are no draft controls that are particularly relevant in the assessment of the proposed amendments.

4.3 Development Control Plans

4.3.1 Parramatta Development Control Plan 2011

The Parramatta Development Control Plan 2011 applies to the subject site and the proposed development. However, none of its provisions are relevant in the assessment of the proposal.

4.4 Likely Impacts

The proposed port cochere will have a positive impact as it will provide a higher amenity entry area to the serviced apartments. No adverse traffic impacts will result as it will not generate any additional traffic.

5 Conclusion

The subject Section 75W Application seeks to add a port cochere to the serviced apartments entry of the development.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

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Annexure 3: Photomontage