

2. Notify the draft Planning Agreement in accordance with Part 7.5 of the Environmental Planning and Assessment Act, 1979.
3. Authorise the Mayor and General Manager to sign and execute the Planning Agreement after the notification period, provided no substantial objections have been made to the Planning Agreement.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Campbell, Christou, Elmore, Garrard, Hamed, Huang, Lake, Rahme, Saha, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Cummings.

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**Min.953 C12/20-629 2-22 William Street, Granville - Public Benefit Offer, Draft Voluntary Planning Agreement and Draft Development Control Plan**

**Resolved (Attie/Garrard)**

That Council:

1. Endorse in-principle the public benefit offer from the applicant of 2-22 William Street, Granville, for a monetary contribution to fund public domain/open space improvements in the Granville Town Centre and surrounds.
2. Endorse that the draft Voluntary Planning Agreement and draft site-specific Development Control Plan for 2-22 William Street, Granville, be publicly exhibited for a period of 28 days in accordance with statutory and policy requirements.
3. Note that the planning proposal for 2-22 William Street, Granville, will be placed on post-Gateway public exhibition at the same time as the exhibition of the draft Voluntary Planning Agreement and draft site-specific Development Control Plan.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Campbell, Christou, Cummings, Elmore, Garrard, Hamed, Huang, Lake, Rahme, Saha, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Nil



Item No: C12/20-629

**2-22 WILLIAM STREET, GRANVILLE - PUBLIC BENEFIT OFFER, DRAFT VOLUNTARY PLANNING AGREEMENT AND DRAFT DEVELOPMENT CONTROL PLAN**

Responsible Division: Environment & Planning  
Officer: Director Environment & Planning  
File Number: PP2017/1  
Community Strategic Plan Goal: *A resilient built environment*

### SUMMARY

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Following the endorsement by Council and Gateway Determination regarding the revised planning proposal for 2-22 William Street, Granville, a public benefit offer has been provided by the proponent for a monetary contribution to fund local infrastructure improvements in the Granville Town Centre. Council officers have reviewed the offer and determined that it is consistent with the Cumberland Planning Agreements Policy. A draft Voluntary Planning Agreement has been prepared to reflect the offer.

A site-specific development control plan has also been prepared by Council officers for the site as resolved by Council to address concerns raised by the Cumberland Local Planning Panel in April 2019.

It is recommended that Council endorse in-principle the offer, draft Voluntary Planning Agreement, and draft site-specific development control plan provisions prepared for the planning proposal. Subject to Council's endorsement of above, the draft Voluntary Planning Agreement and draft site specific development control plan will be exhibited as part of the post-Gateway exhibition of the planning proposal.

### RECOMMENDATION

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That Council:

1. Endorse in-principle the public benefit offer from the applicant of 2-22 William Street, Granville, for a monetary contribution to fund public domain/open space improvements in the Granville Town Centre and surrounds.
2. Endorse that the draft Voluntary Planning Agreement and draft site-specific Development Control Plan for 2-22 William Street, Granville, be publicly exhibited for a period of 28 days in accordance with statutory and policy requirements.
3. Note that the planning proposal for 2-22 William Street, Granville, will be placed on post-Gateway public exhibition at the same time as the exhibition of the draft Voluntary Planning Agreement and draft site-specific Development Control Plan.

## REPORT

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### **Context**

In October 2018, a Planning Proposal Request for 2-22 William Street, Granville was lodged. The proposal sought to amend the *Parramatta Local Environment Plan (LEP) 2011* for 2-22 William Street, Granville to increase the existing Height of Building controls, increase the existing Floor Space Ratio of the site and remove an existing local heritage item listing from Schedule 5 of the *Parramatta LEP 2011*.

The proposal seeks to facilitate redevelopment of the land for 2- 22 William Street to build residential flat developments onsite.

The draft Voluntary Planning Agreement negotiated for 10-22 William Street (Site 1) will result in a 1,581sqm of additional residential Gross Floor Area (GFA) to accommodate approximately 16 additional apartment units (approximately 46 apartments in total) to facilitate a 5 storey residential flat development onsite. Note: The draft VPA prepared is Attachment 2 of the report.

The planning proposal was endorsed by Council in September 2019 and forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. A Gateway Determination was issued by the Department in late January 2020, authorising Council to proceed to exhibition with its planning proposal for 2-22 William Street, Granville.

### **Proposed Offer and Public Benefit**

The proponent has provided a public benefit offer to Council (Attachment 1), which involves a monetary contribution, following a resolution from Council in September 2019 to derive public benefit and as per recommendations of the Cumberland Local Planning Panel. The offer will provide funding that can contribute to improved public amenity (public domain/open space upgrades) of the Granville Town Centre and surrounds in response to current and emerging needs.

Council officers have undertaken an analysis of the proposed offer and determined that it is consistent with the Cumberland Planning Agreements Policy.

A draft Voluntary Planning Agreement has been prepared in accordance with the offer, as provided in Attachment 3.

### **Draft Development Control Plan**

As recommended by the Cumberland Local Planning Panel in April 2019 and resolved by Council, a draft site-specific Development Control Plan has been prepared (Attachment 4). This includes provisions to support an appropriate transition in built form between the proposed higher density residential development on the site and neighbouring low density dwellings, guidance regarding the maximum number of storeys, and restrictions on rooftop communal open space.

The draft site-specific Development Control Plan will amend existing section 4.1.6 – Granville Town Centre of *Parramatta Development Control Plan (DCP) 2011*.

### **Next Steps**

It is recommended that Council endorse in-principle the public benefit offer, draft Voluntary Planning Agreement and draft site-specific Development Control Plan for 2-22 William Street, Granville. Subject to endorsement, the draft Voluntary Planning

Agreement and Development Control Plan will be publicly exhibited in accordance with statutory and policy requirements. The post-Gateway public exhibition for the planning proposal at 2-22 William Street, Granville, will also be held at the same time.

Following this process, a further report will be provided to Council on the draft Voluntary Planning Agreement, Development Control Plan and planning proposal.

## **COMMUNITY ENGAGEMENT**

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Subject to Council endorsement, the draft Voluntary Planning Agreement and draft site-specific Development Control Plan will be placed on public exhibition in accordance with the Environmental Planning and Assessment Act and Council's Planning Agreements Policy and Guidelines. The planning proposal will also be placed on post-Gateway exhibition at the same time.

## **POLICY IMPLICATIONS**

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Policy implications are outlined in the body of the report.

## **RISK IMPLICATIONS**

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There are minimal risk implications for Council associated with this report.

## **FINANCIAL IMPLICATIONS**

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Financial implications on the public benefit offer for Council are outlined in the main body of the report.

## **CONCLUSION**

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A public benefit offer has been provided by the proponent of 2-22 William Street, Granville, for a monetary contribution to fund local infrastructure improvements in the Granville Town Centre and surrounds, supported by a draft Voluntary Planning Agreement. A site-specific draft Development Control Plan has also been prepared. It is recommended that Council endorse in-principle the offer, as well as endorse the public exhibition of the draft Voluntary Planning Agreement and draft site-specific Development Control Plan.

## **ATTACHMENTS**

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1. Public Benefit Offer (confidential)
2. Analysis of Public Benefit Offer (confidential)
3. Draft Voluntary Planning Agreement [↓](#)
4. Draft Site-Specific Development Control Plan [↓](#)

