

Report by David Hazeldine, Director Technical Services

RECOMMENDATION

That the update regarding the acquisition of airspace at ground level from properties along Parramatta Road be noted.

PURPOSE OF REPORT

Council, at its meeting on 8 October 2013, resolved (Minute No. 234/13):

“In the interests of traffic flow and provision of amenity, that as part of the transport study for Parramatta Road the following be considered;

- 1. That Council seek external advice, including from lawyer(s) and valuer(s) regarding the acquisition of airspace between the ground level and the first or second floor of properties undergoing redevelopment fronting Parramatta Rd, so that the development is set back at ground level, and report to Council at Council's Ordinary December meeting.*
- 2. That discussions, for the report, with lawyer(s) and valuer(s) involve the proposition that: Negotiations begin at the pre-DA stage, whereby the developer can own and develop below, above and around this airspace so that when seen from the ground, their development overhangs, with or without pillar supports, the footpath, bus stop, slip lane, disability parking or other amenity provided by the airspace”*

This report has been prepared in response to the above resolution.

REPORT

The 8 October 2013 resolution above requests that a report on the acquisition of airspace at ground level from properties along Parramatta Road matter be presented to the December Council Meeting.

As indicated in the Council resolution, this matter is to be considered as part of the Parramatta Road Corridor Transport and Mobility Study (the Study).

At the Liveable Neighbourhoods Committee Meeting held on 19 November 2013, Consultants were selected to undertake the Study, following an expression of interest and selective tender process. The preparation of the Study is planned to be undertaken as per the timeline below:

November 2013	Analysis commenced
December 2013	Consultation with: <ul style="list-style-type: none">○ Transport authorities & other neighbouring councils○ Local community / business and land owners○ Councillors○ Council Managers
February 2014	Draft Study completed

March 2014	Workshop with Councillors and report to Council
May 2014	Public exhibition of Draft Study & recommendation
July 2014	Finalise Strategy and report to Council for endorsement

The above Council resolution concerning the acquisition of airspace at ground level from properties along Parramatta Road will now be forwarded to the consultants for their consideration as part of the Study. In addition, during the upcoming Councillors Consultation session for the Study scheduled in the period from December 2013 to February 2013, the opportunity will be provided for Councillors to further raise and discuss this matter with the project Consultants.

REFERRAL FROM OTHER DEPARTMENT

No referral was required.

FINANCIAL IMPLICATIONS

Funding for the Parramatta Road Corridor Transport & Mobility Study has been provided for in the current budget as set out below:

Budget Item	Approved Budget	Expenditure to Date
Parramatta Road Studies	\$85,000	Nil.