

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 6 September 2017 – 12:00 PM
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Rd, Rydalmere

BRIEFING MATTER(S)

2017SWC055 – City of Parramatta – DA 310/2017

99-119A Macquarie Street, Parramatta

Stage 1 Development involving:

Demolition of all existing structures on the site at ground level; Building envelope for a 13 storey mixed use building at No.99 Macquarie Street; Building envelope for a 19 storey mixed use building at No.119A Macquarie Street; Reinstatement of the Leigh Memorial Church Spire, creation of a new building entrance and adaption of the existing place of public worship with ancillary community facilities and activities; Building envelope component wrapping around the southern side of the Leigh Memorial Church and connection to each of the tower envelopes.

PANEL MEMBERS

IN ATTENDANCE	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Richard Thorp,
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sophie Perry, Alex McDougall (External Planner), Jeff Mead, Myfanwy McNally
OTHER	Rushil Chhibber, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- As Parramatta Square is the civic heart of the new emerging Parramatta CBD, it is envisioned by the Draft District Plan as the linchpin for the surrounding city centre and the Draft District Plan highlights importance of Parramatta Square as the primary site for the Parramatta CBD.
- Therefore the quality of the Square is the distinguishing feature of the emerging City and is meant to justify Parramatta as “Australia’s next great city”.
- The Panel finds the proposal to construct new buildings immediately adjacent to the existing Church building should not be supported for several reasons.

- A. The new buildings are too close to the Church and in consequence visually overpower the Square so significantly that the proposed building shadows and dominates in a manner that will detract from the amenity of the Square;
- B. The height of the new buildings is inappropriate in relation to the scale of the Church (including the proposed new spire).
- C. The proposed 'glass enclosure' around part of the Church is both an inappropriate and insensitive addition to the Square and Church precinct.

In addition, the proposal fails to respect the amenity and a key feature related to routes and pathways which is encouraged in the precinct to give greater connection to Parramatta Square. The proposed new buildings and glazed enclosure restrict such connections.

- **Master Planning and Urban Design issues**

- The Uniting Church should take the opportunity to add value to the Proposed Parramatta Square by being becoming an active participant in the Parramatta Square Master Plan and Urban Design take an active role in determining how the Church property can assist the creation of high quality public spaces;
- Church property design team can and should make a positive contribution to the new Public Space including solar issues impacting on the Square.
- Moreover, the Church Design team can reduce the quantity of low amenity areas on the Church site and develop appropriate setback to planned civic link.
- Design can be undertaken that will eliminate overshadowing of Parramatta Square. Any shadow is a permanent mark on the Square which would harm the unique visitor amenity it offers for tourist, visitors and residents.
- Design excellence, which the proposal seeks, has not yet be granted; and as it is inconceivable that any building would merit design excellence that overshadowed any portion of the Square so added height associated with any bonus should not be presumed.
- Relevant controls in light of draft LEP.
- The Panel recommends that Parramatta City Council proceed with finalising the LEP and DCP that restrict height and overshadowing as soon as possible.
- Heritage issues unresolved particularly in relation to glass box.
- Flooding issues need to be resolved before the project proceed since these issues impact the entire site with respect to flood risks.
- Proposed demolition may be satisfactory subject to compliance with archaeological permits.

TENTATIVE PANEL MEETING DATE: N/A