

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 2 May 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Lindsay Fletcher, Peter Brennan and Sameer Pandey
APOLOGIES	Mary-Lynne Taylor and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 2 May 2018, opened at 3:00 pm and closed at 3:20 pm.

MATTER DETERMINED

2017SWC114 – City of Parramatta Council – DA/808/2017 AT 130 - 150 George Street, Parramatta (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION





The Panel determines the application by granting approval for the following reasons:

1. The proposal represents design excellence and will add to the overall quality of the built environment in Parramatta's Central Business District.
2. The proposal will not have any material adverse effects on neighbouring and nearby properties, having regard to the high density CBD location and the planning controls that apply. The Panel has carefully considered the submission from the owners of the neighbouring building (105 Philip St) and notes that the issues raised have been addressed through appropriate conditions.
3. The proposal will be satisfactory in terms of its impacts on the local road network and other affected infrastructure. The Panel notes that the reduction in the number of parking spaces provided in the new development compared to those already present on the site and believes this will have the beneficial impact of encouraging greater use of public transport.
4. The proposal will facilitate greater employment in the Parramatta CBD – an outcome that will be compatible with strategic planning goals for the metropolitan area and the district.

5. The Panel notes that the site suffers from various constraints of a physical and cultural nature but considers that these have been appropriately addressed in the design of the proposed development.
6. Overall, the Panel considers that approval of the proposal is in the public interest as its positive attributes far outweigh any negative effects which include short-term construction phase impacts

CONDITIONS

The development application was approved subject to the amended conditions supplied by Council on 23 April 2018.

PANEL MEMBERS	
 Paul Mitchell OAM (Acting Chair)	 Lindsay Fletcher
 Peter Brennan	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC114 – City of Parramatta Council – DA/808/2017
2	PROPOSED DEVELOPMENT	33 storey commercial office building fronting Charles Street; 4 storey mixed use building fronting George Street comprised of retail, commercial offices and communal recreation facilities; modification to existing car park at 150 George Street including reduction in car parking spaces; pedestrian through-site link along western boundary of 140 George Street; and associated landscaping and public domain works; following demolition of existing car park at 140 George Street
3	STREET ADDRESS	130 - 150 George Street, Parramatta
4	APPLICANT/OWNER	DEXUS Funds Management Ltd ATFT Dexus PID Trust DEXUS Funds Management Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) State Environmental Planning Policy No 55 – Remediation of Land Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 20 April 2018 Written submissions during public exhibition: one (1) Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Sandra Robinson and Colin Rockliff
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Lindsay Fletcher inspected the site on 20 April 2018 The other Panel members inspected the site on 2 May 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended conditions supplied on 23 April 2018