

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	05 December 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell OAM, Peter Brennan and Richard Thorp OAM
<b>APOLOGY</b>	Jane Fielding
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Rydalmere Operations Centre, Parramatta on Wednesday 05 December 2018 opened at 4.34pm and closed at 5.07pm.

#### MATTER DETERMINED

Panel Ref – 2017SWC122 - LGA – City of Parramatta, DA828/2017, Address – 220-230 Church Street and 48 Macquarie 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 the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the application as described in Schedule 1 subject to the recommended modified conditions pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.

#### REASONS FOR THE DECISION





1. The proposal is a suitable use for the site and is compatible with the B4 mixed use zone objectives.
2. The proposal demonstrates design excellence, is of an appropriate height and scale, and satisfies all applicable standards and guidelines.
3. The Panel has carefully considered the proposal's potential impacts on nearby heritage items and agrees with the Council's assessment that proposed works will not adversely impact upon identified heritage significance or heritage items in close proximity.
4. The proposal will facilitate further employment in Parramatta CBD, thus reinforcing its strategic role and being socially beneficial.
5. For the reasons given above approval of the proposal is in the public interest.

The decision was unanimous.

#### CONDITIONS

The development application was approved subject to the revised conditions presented at the meeting on 5 December 2018 with minor change to Condition 69(a) to read as follows:

Condition 69(a) – The building must achieve a 5-star Green Star Design As Built (v1.1 or later) rating. Evidence is to be provided in accordance with the Design Review certified rating of the Green Building Council of Australia.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Peter Brennan
 Richard Thorp (OAM)	 Paul Mitchell (OAM)

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC122 - LGA – City of Parramatta, DA828/2017
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and the construction of a 25 storey commercial office tower over 2 basement levels with associated public domain works including the upgrade of United Lane.
3	STREET ADDRESS	220-230 Church Street and 48 Macquarie Street, Parramatta
4	APPLICANT/OWNER	Applicant – G & J Drivas Pty Ltd and Telado Pty Ltd Owner – G & J Drivas Pty Ltd and Telado Pty Ltd and City of Parramatta Council
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and</li> </ul>

		<p>economic impacts in the locality</p> <ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report – November 2018</li> <li>• Written submissions during public exhibition: 1</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Pascal Bobillier</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site Inspection and Briefing – 4 April 2018</li> <li>• Final briefing meeting to discuss council's recommendation – 5 October 2018 from 4.00pm to 4.30pm</li> <li>• Public Meeting – 3 October 2018</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell OAM, Peter Brennan and Richard Thorp OAM</li> <li>○ <u>Council assessment staff</u>: Brad Roeleven and Myfanwy McNally</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with report