



SYDNEY CENTRAL CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWC133
DA Number	DA/954/2017
LGA	City of Parramatta
Proposed Development	28 storey hotel building comprising 300 rooms and ancillary restaurant/bar, ballroom, outdoor terrace/pool and 67 above ground car parking spaces (car stacker); landscaping works; demolition of existing buildings.
Street Address	89 George Street, Parramatta NSW 2150 (Lot 1 DP505486)
Applicant/Owner	Group Consulting Pty Ltd / JL Parramatta Pty Ltd
Date of DA lodgement	15 November 2017
Number of Submissions	Advertisement 1: Two (2) Advertisement 2: None
Recommendation	Approval (subject to conditions)
Regional Development Criteria (Schedule 4A of the EP&A Act)	Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979 (at the time of lodgement), the development has a capital investment value of more than \$20 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none">• Environmental Planning and Assessment Act 1979• Environmental Planning and Assessment Regulations 2000• SEPP (State and Regional Development) 2011• SEPP (Sydney Harbour Catchment) 2005• SEPP No. 55 (Remediation)• Parramatta Local Environmental Plan 2011• Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none">• Attachment 1 – Architectural & Landscape Drawings• Attachment 2 – Stormwater & Public Domain Drawings• Attachment 3 – Design Competition Jury Response
Report prepared by	Alex McDougall Executive Planner, City Significant Development
Report date	21 June 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes
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Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	N/A
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?	No
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Conditions

Have draft conditions been provided to the applicant for comment?	Yes
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1. Executive Summary

The proposal provides for construction of a 28 storey hotel building comprising a 6 storey podium (lobby, ancillary restaurant, bar, ballroom and 67 space car stacker and outdoor terrace/pool) with a 22 storey tower above containing 300 hotel rooms.

The proposal is based on the winning entry in a design competition process that was awarded design excellence. The proposed building generally follows the form for the site envisaged by Parramatta LEP 2011 and Parramatta DCP 2011 and as such is considered to provide a high standard of accommodation for future occupants.

The site constraints include flooding, acid sulphate soils and contamination. However, it is considered that sufficient evidence has been provided that these risks can be managed appropriately.

The site adjoins a state listed heritage cottage. The lower levels of the proposed building would be well set back from the common boundary to provide views to the item and protect a reasonable curtilage around the cottage.

The amenity impacts on adjoining and nearby properties are considered to be acceptable based on the high-density commercial character of the area and the built form envisaged by the controls. It is considered that the proposed use would not compromise the efficient function of the local road network.

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. Accordingly, approval is recommended.

2. Key Assessment Issues

Parramatta Local Environmental Plan 2011

- **Section 5.9 – Trees** – The proposal results in a net reduction of 9 trees.
- **Section 5.10 – Heritage** – Impact on curtilage of adjoining state listed heritage cottage.

Parramatta Development Control Plan 2011

- **Clause 3.2.3 – Roof Design** – The proposal includes a 3 storey ‘crown’ roof.
- **Clause 4.3.3.1 – Building Form**
 - **Street Frontage** – The site does not achieve the minimum 20m street frontage requirement (18.3m).
 - **Building Envelope** – The proposal does not comply with several of the building envelope controls.
- **Clause 4.3.3.3 – Public Domain and Pedestrian Amenity** – The proposal does not achieve the minimum 50% active frontages requirement (41%)

3. Site Description, Location and Context

3.1 Site

The site is located on the southern side of George Street in the east end of the Parramatta CBD. The site is composed of a single allotment with an area of 1,352.9m², a frontage to George Street of 18.3m and a moderate fall of approximately 0.9m from back to front. The site is located 800m to the north-east of Parramatta train station (10-minute walk).

3.2 Site Improvements & Constraints

The site is occupied by single storey light industrial building used as a vehicle repair station.

The adjoining site to the south contains the Convict Barracks Wall, an item of local heritage significance (I717). The adjoining site to the west contains Perth House, an item of state heritage significance (I00155). The Perth House site contains 2 large trees in close proximity to the western boundary of the site.

The land is likely to be contaminated, contain acid sulphate soils and is flood affected.

3.3 Surroundings Development

North – 14 storey commercial office building

East – 7 storey commercial office building

South – Arthur Philip High School (17 storey high school currently under construction)

West – Perth House to front of site (single storey heritage item) and 8 storey commercial office building to rear of site



Figure 1. Locality Map (subject site in red)

3.4 Site History

The site has been used as a vehicle repair station from approximately 1960 to present. A dry cleaner and carwash facility have also used parts of the site during this time.

A design competition was held for the site (Council Ref: DC/9/2016) in August 2016 and on 14 March 2017 a proposal by Group GSA Architects was awarded design excellence triggering the following bonuses under Clause 7.10(8) of PLEP 2011:

- Height – 15% bonus (138m)
- FSR – 15% bonus (11.5:1)



Figure 2. Subject site as viewed from George Street looking south. Perth House is visible on the right hand side of the photo.

3.5 Statutory Context

The Parramatta CBD is undergoing significant redevelopment transitioning from its historic low to medium rise commercial uses to high rise mixed use development.

The following development applications in the vicinity of the site are relevant to the proposal:

Site	Reference	Description / Details
80-100 Macquarie Street	SSD 7237	17 storey high school (2,000 students), 2-3 storey sports complex and playing fields Approved 15 December 2016 (under construction)
130-150 George Street	DA/808/2017	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. Approved 2 May 2018

4. The Proposal

The proposal involves the following:

- Demolition of existing single storey vehicle repair station building;
- Construction of 28 storey hotel building comprising:

Level	Contains
Ground	<ul style="list-style-type: none"> • Hotel Lobby • Porte Cochere • Car Lift • Loading Dock • Waste/Recycling Rooms
Mezzanine	<ul style="list-style-type: none"> • Bar Area (ancillary to hotel)
Level 1	<ul style="list-style-type: none"> • Restaurant (ancillary to hotel)



Figure 4. Photomontage of proposed building as viewed from George Street looking south.



Figure 5. Photomontage of proposed podium as viewed from George Street looking south.

5. Referrals

The following referrals were undertaken during the assessment process:

5.1 Sydney Central City Planning Panel

Issues Raised	Comment
<i>Briefing 2 May 2018</i>	
The proposal is the winning entry in a design competition	Noted.
The site contains a state listed item.	To clarify, the site <i>adjoins</i> a state listed item.
Tree retention v. Contamination investigation - only limited investigation possible, but the proposed management measure (concrete sealing) will isolate potential contamination.	Site Validation, post demolition, required by condition. All trees are to be removed from the site.
ESD – of an appropriately high standard must be achieved as the proposal has been awarded design excellence. The applicant must demonstrate that the assumptions used for the BASIX and NABERS certificates are practical, realistic and will be implemented.	The applicant has entered into a 4-star NABERS Energy hotel commitment agreement with the Office of Environment and Heritage.
Pedestrian and vehicular access – potential conflict due to unclear shared zone – the Panel wants to see clear separation or demonstration of safety and functionality by other means.	The applicant has provided a shared forecourt for pedestrian and vehicular traffic with a pedestrian entrance facing George Street. The side pedestrian entrance is retained for vehicle loading/unloading. A condition is included requiring the forecourt be bifurcated to clearly demarcate and separate vehicular and pedestrian traffic.

5.2 Design Competition Jury

The Design Excellence Jury considered the amended application (with changes as noted in Section 4.1 above) in June 2018. The Jury support the proposal and are satisfied that it is consistent with the original Design Competition winning scheme and constitutes 'design excellence' subject to standard conditions requiring the continued engagement of the project architect and review by the jury through the detailed design and construction phases as well as specific conditions relating to the materiality of the podium. The Design Excellence Jury's full comments are included at Attachment 3.

5.3 External

Authority	Comment
Endeavour Energy	No objection subject to conditions.
Office of Environment and Heritage	Acceptable impact on state heritage subject to conditions. Acceptable archaeological impact subject to conditions.
Sydney Water	Acceptable subject to conditions.
Transport for NSW	Raised concern relating to lack of loading/servicing space. Recommended Loading Dock Management Plan be developed. To be secured via condition.
Wind Review	Acceptable subject to implementation of recommendations in applicant's report.

5.4 Internal

Authority	Comment
Development & Catchment Engineer	Flood planning level achieved. OSD and rainwater tanks achieve required stormwater management. Acceptable subject to conditions.
Trees & Landscaping	Proposal requires tree removal on adjoining site to east. An application for removal of these trees has been approved by Council (TA/348/2018). Acceptable subject to conditions.
Traffic & Transport	Acceptable subject to provision of 8 motorcycle parking spaces. While only 4 such spaces have subsequently been provided this is not considered to be reason to refuse the application.
Environmental Health	Acceptable subject to conditions including site remediation and validation following demolition.
Public Domain / Assets	Acceptable subject to conditions including provision of a street tree.
Heritage	The current proposal's envelope is adequate to the context of relatively constrained site, and the elaboration of elevations is adequately harmonising with the townscape. The resulting impact on adjacent items would be within acceptable limits.
ESD	Acceptable subject to applicant signing NABERS commitment agreement for 4-star hotel rating. Applicant has signed such a NABERS agreement.

6. Environmental Planning and Assessment Act 1979

The sections of this Act which require consideration are addressed below:

6.1 Section 1.7: Application of Part 7 of Biodiversity Conservation Act 2016

The site is in an established urban area with low ecological significance. No threatened species, populations or ecological communities, or their habitats are impacted by the proposal.

6.2 Section 2.15: Function of Sydney District and Regional Planning Panels

The Sydney Central City Planning Panel is the consent authority for this application as the proposal has a Capital Investment Value of more than \$20 million (criteria at time the application was lodged).

6.3 Section 4.15: Evaluation

This section specifies the matters which a consent authority must consider when determining a development application, and these are addressed in the Table below:

Provision	Comment
Section 4.15(1)(a)(i) - Environmental planning instruments	Refer to section 7
Section 4.15(1)(a)(ii) - Draft environmental planning instruments	Refer to section 8
Section 4.15(1)(a)(iii) – Development control plans	Refer to section 9
Section 4.15(1)(a)(iiia) - Planning Agreement	Refer to section 10
Section 4.15(1)(a)(iv) - The Regulations	Refer to section 11
Section 4.15(1)(a)(v) - Coastal zone management plan	Not applicable.
Section 4.15(1)(b) - Likely impacts	Refer to section 12
Section 4.15(1)(c) - Site suitability	Refer to section 13
Section 4.15(1)(d) – Submissions	Refer to section 14
Section 4.15(1)(e) - The public interest	Refer to section 15

Table 2: Section 4.15(1)(a) considerations

7. Environmental Planning Instruments

7.1 Overview

The instruments applicable to this application comprise:

- SEPP (State and Regional Development) 2011
- SEPP (Sydney Harbour Catchment) 2005
- SEPP No. 55 (Remediation)
- Parramatta Local Environmental Plan 2011

Compliance with these instruments is addressed below.

7.2 State Environmental Planning Policy (State and Regional Development) 2011

As this proposal has a Capital Investment Value of more than \$20 million (criteria at time of lodgement), Part 4 of this Policy provides that the Sydney Central City Planning Panel is the consent authority for this application.

7.3 State Environmental Planning Policy (Sydney Harbour Catchment) 2005

This Policy, which applies to the whole of the Parramatta local government area, aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole. The nature of this project and the location of the site are such that there are no specific controls which directly apply, with the exception of the objective of improved water quality. That outcome can be achieved through the imposition of suitable conditions to address the collection and discharge of water during construction and operational phases.

7.4 State Environmental Planning Policy No. 55 – Remediation of land

The site has a history of light industrial use. A preliminary site investigation report was submitted with the application. The investigation included a desktop review of the site history and 5 boreholes to depths of up to 14.3m on the site. The results of the soil and water samples indicated that the contaminant concentrations are within the adopted criteria for the proposed commercial land-use. However, the report cautioned that some areas of the site were not accessible for testing prior to demolition of existing buildings, but that the risk of contamination in these locations was considered to be low to medium.

The proposal was reviewed by Council's Environmental Health team who is satisfied that the site can be made suitable for the proposed development. Conditions are included requiring further soil testing post-demolition and subsequent validation.

The proposal is for a commercial use with minimal scope for interaction between future occupants and any contaminated soil. The majority of the ground floor would be covered by a concrete slab and there are minimal soft landscaping areas, none of which are intended for prolonged use by occupants.

As such it is considered that the site can be made suitable for the proposed development. Accordingly, Clause 7 of the Policy is satisfied.

7.5 Parramatta Local Environmental Plan 2011

The relevant objectives and requirements of the Parramatta Local Environmental Plan 2011 have been considered in the assessment of the development application and are contained within the following table.

Development standard	Proposal	Compliance
2.3 Zoning B3 – Commercial Core	The proposed use is defined as ' <i>hotel or motel accommodation</i> ' which is permissible with development consent in the zone.	Yes
Zone Objectives	The proposal is considered to be in keeping with the objectives of the B3 Commercial Core zone for the following reasons: <ul style="list-style-type: none">• The proposal provides additional employment opportunities in a highly accessible area;• The hotel use would support the B3 zone by providing temporary accommodation for visiting workers;• The proposal provides upgrades to the public domain; and• The proposal does not adversely affect heritage.	Yes
4.3 Height of Buildings Map: 120m Design Comp Bonus: +15% Total: 138m	Max Height 93.5m	Yes
4.4 Floor Space Ratio Map: 10:1* * Clause 7.2(1): 8.3:1 Design Comp Bonus: +15% Total: 9.51:1 (12,873m ²).	Max FSR: 9.5:1 (12,853m ²)	Yes

Development standard	Proposal	Compliance
4.6 Exceptions to Development Standards		N/A
5.9 Preservation of trees or vegetation	<p>The proposal requires the removal of 10 trees (7 from the subject site and 3 from the adjoining site to the east, 91 George Street).</p> <p>A tree application has been approved for removal of the 3 trees on the adjoining site.</p> <p>The application includes an Arborist report which outlines that the trees to be removed, 9 Lillypilly and 1 White Cedar, are of low retention value.</p> <p>While the proposal does not include any replacement trees, it includes significant shrubbery. Further, a condition is included requiring 1 street tree be provided.</p> <p>The proposal also requires the pruning of two large trees on the adjoining heritage site, an Olive tree and a Port Jackson Fig tree. The Arborist report considers the proposed pruning would not harm the health or vitality of these trees subject to certain measures. Conditions are included requiring an Arborist direct all pruning works during construction.</p> <p>The application has been reviewed by Council's tree and landscape officer and is considered to be acceptable.</p>	Yes, subject to conditions.
5.10 Heritage conservation	<p>While the proposal is in close proximity to the adjoining state significant heritage item, the provision of a triple height porte-cochere space on the western side of the building provides visual 'breathing space' for the item, including the existing significant trees in the side setback. This space would allow views to the side of the heritage building for those approaching from the east on George Street (See Figure 5 above).</p> <p>The locally listed heritage wall on the site to the rear is significantly set away from the building and as such is not considered to be affected by the proposal.</p> <p>Council's heritage advisor and the Office of Environment and Heritage are satisfied the proposal does not have an unacceptable impact on the heritage items.</p> <p>As such the proposal is considered to be have an acceptable heritage conservation impact.</p>	Yes

Development standard	Proposal	Compliance
6.1 Acid Sulfate Soils Class 4/5	The application includes a geotechnical report which tested for acid sulfate soils. The report concluded that such soils were unlikely to exist on the site. Minimal excavation is proposed on the site. As such an acid sulfate soils plan is not considered to be necessary.	Yes
6.2 Earthworks	The proposal does not include excavation other than for piling and OSD tanks. The heritage item is well set back from the boundary. As such the proposed earthworks are not considered likely to have an unacceptable impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes
6.3 Flood Planning	The site is subject to a 1:100 year flood risk, both from overland flow and from the Parramatta River. The proposed building floor levels and driveway crest have been designed to achieve the assumed flood planning level. Conditions are included to ensure the building would adequately respond to the risk.	Yes, subject to conditions.
7.3 Car Parking Control (Maximums): 1 space per 5 rooms (60) 1 space per 3 employees (12) Total: 72	67	Yes
7.4 Sun Access	The proposal would not overshadow Jubilee Park, Parramatta Square or Lancer Barracks during the solar protection window (i.e. 12pm – 2pm).	Yes
7.6 Air Space Operations	The proposal does not breach protected airspace.	N/A
7.10 Design Excellence	The proposal is the winning entry in a design competition and has received the designation of 'design excellence'. The amended application has been reviewed by the original design jury and found to be acceptable. Conditions are included requiring a further review by the jury of the construction drawings prior to commencement of works. As such the proposal is eligible for height and floor space bonuses of 15%.	Yes, subject to conditions.

8. Draft Environmental Planning Instruments

There are no draft environmental planning instruments relevant to the subject application.

9. Development Control Plans

9.1 Parramatta Development Control Plan 2011

An assessment of the proposal against the relevant controls in the Parramatta Development Control Plan 2011 is provided below:

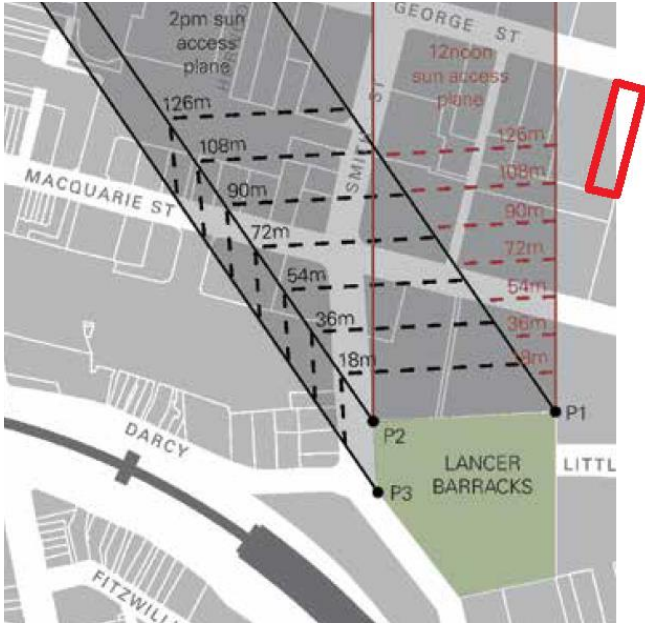
Development Control	Proposal	Comply
2.4 Site Considerations		
2.4.1 Views and Vistas	The site is not identified as having significant views or vistas by Appendix 2 and is not located in the Harris Park Conservation Area.	Yes
2.4.2.1 Flooding	See Flood section above.	Yes
2.4.2.3 Protection of Groundwater	The proposal includes minimal excavation and is not to include any highly polluting activities. As such the proposal is not considered likely to negatively impact on groundwater.	Yes
2.4.3.1 Soil Management	The erosion and sediment control plan submitted with the application is considered to be sufficient.	Yes
2.4.3.3 Salinity	The site is identified as being of moderate salinity potential. As such it is not considered that any special measures are necessary.	N/A
2.4.5 Air Quality	The proposal is not considered likely to result in excessive pollutants or odors. Minimal excavation is proposed and as such there is not likely to be significant dust generated during construction. Notwithstanding standard dust reduction measures would be required by condition.	Yes, subject to conditions.
2.4.6 Development on Sloping Land	The site is relatively flat.	N/A
2.4.7 Biodiversity	While the proposal includes a net reduction in trees there would be significant small planting on site which would provide habitat for birds and other small animals. Given the city center location the proposal is considered to have an acceptable impact on biodiversity.	Yes
2.4.8 Public Domain	The proposal includes upgrades to the public domain including new pavement. The proposed building provides adequate address to, and would permit passive surveillance of, the public domain.	Yes
3.1 Preliminary Building Envelope		
See Section 4.3.3.1 below.		
3.2. Building Elements		
3.2.1 Building Form and Massing	The height and scale of the proposal are consistent with the proportion and massing of other buildings in the vicinity and currently under assessment / construction (see section 2 above).	Yes
3.2.2 Building Façade and Articulation	While the proposal is long and narrow in plan view it is broken up with 2 recesses per long façade. Further, the external sun shading louvers on the western façade provide visual interest. The deep reveal on the northern elevation would provide visual interest and shading. The building entry addresses George Street.	Yes
3.2.3 Roof Design	While the proposal includes a large 3 storey expressed roof feature, which adds to the bulk of the building, this is considered to be appropriate in this instance as it	Yes

Development Control	Proposal	Comply
	compensates for the open nature of the building at ground level and focuses bulk away from the adjoining heritage item. The roof also adds to the visual interest of the building.	
3.2.5 Streetscape	The substation is to be housed within the porte-cochere, off the street frontage, which is considered to be commendable.	Yes
3.3 Environmental Amenity		
3.3.1 Landscaping	As outlined above, the proposal is considered to provide sufficient landscaping.	Yes
3.3.3 Visual Privacy	<p>The site is not located within the vicinity of any residential development.</p> <p>The proposed south facing hotel rooms are 13.5m from the rear boundary. The private lane to the rear would provide further separation to the school use to the south. Further, hotel rooms are primarily used outside of school hours.</p> <p>As such the proposal is not considered to have an unacceptable impact on the privacy of any adjoining use.</p>	Yes
3.3.4 Acoustic Amenity	<p>The site is not located within the immediate vicinity of any residential development.</p> <p>Conditions of consent are included limiting the noise output of plant and equipment. Screening is provided at the pool level to safeguard the amenity of the adjoining office uses.</p> <p>A hotel plan of management will also be required by condition to assist in reducing impacts on the occupants of adjoining buildings.</p>	Yes, subject to conditions.
3.3.5 Solar Access	Due to the proposed height of the building it would have a far reaching shadow. However, due to the north-south orientation of the tower and its slender width the shadow would be fast moving and would not impact on any individual property for more than a few hours in the midwinter. As such all affected properties would still receive the required solar access.	Yes
Adjoining properties receive a minimum of 3 hours sunlight to habitable rooms and 50% of their private open space areas between 9am and 3pm on 21 June		
Cross Ventilation	The proposal includes naturally ventilated corridors which would reduce the requirement to mechanically ventilate these spaces. A condition is included to ensure the corridor windows are operable.	Yes, subject to conditions.
3.3.6 Water Sensitive Urban Design	<p>The proposal includes the following WSUD measures:</p> <ul style="list-style-type: none"> • 25,000 litre rainwater harvesting tank servicing dual reticulation piping for non-potable uses (i.e. toilet flushing, irrigation); • Water sensitive landscape and irrigation; • High efficiency fitting and fixtures (meeting WELs standard); and • Water consumption monitoring. 	Yes

Development Control	Proposal	Comply
	<p>The Applicant has modelled water quality outcomes from this system and these achieve Council's DCP 2011 targets. This approach is satisfactory.</p> <p>An acceptable OSD system is provided (verified by Council's engineers). The applicant has demonstrated that it would not worsen flood outcomes.</p>	
3.3.7 Waste Management	The applicant submitted a comprehensive operational waste management plan which demonstrates that the building has adequate space to store waste and that the waste can be removed safely, quickly, and quietly.	Yes
3.4 Social Amenity		
3.4.1 Culture and Public Art	The applicant has submitted a Public Art Plan which outlines the preliminary stages of developing a public art strategy for the development. Subject to a condition of consent requiring further development in conjunction with Council's City Animation team the proposal is considered to adequately respond to this section of the DCP.	Yes, subject to conditions.
3.4.2 Access for People with Disabilities	<p>The proposal provides step free access from the public domain to the front door. Access is available to all floors with multiple lifts. As car parking is accommodated by a car stacker, no specific accessible spaces are required; there is sufficient space in the porte cochere to accommodate entry/exit from vehicles.</p> <p>A total of 21 accessible hotel rooms are provided across a range of room types, more than the minimum required by the BCA.</p>	Yes
3.4.4 Safety and Security	<p>The proposal includes a detailed Crime Prevention Through Environmental Design (CPTED) Report which concludes that the Crime Risk Assessment Rating of the proposed development is 'low'. The report also outlines a number of measures to increase the safety of the development including CCTV, lighting strategy, and key card access.</p> <p>Natural surveillance of the public domain would be significantly increased with the proposed level of occupancy.</p> <p>Subject to a condition requiring compliance with the recommendations of the CPTED report the proposal is considered likely to be safe and secure.</p>	Yes, subject to conditions.
3.5 Heritage		
3.5.1 General	While the proposal is significantly taller than the adjoining heritage item, it is in keeping with the wider city centre context of the site. As discussed above, the proposal is set back in plan and elevation from the item, maintaining views to the item. Overall the proposal is not considered to result in unacceptable impacts on the adjoining heritage items.	Yes
3.5.2 Archaeology	While the site is listed within the Parramatta Archaeological Management Plan as of low significance, subsequent investigations in adjacent properties have highlighted the presence of relatively significant archaeological remains (of European origin). As such the applicant provided a Historical Archaeological Assessment which identified the	Yes, subject to conditions.

Development Control	Proposal	Comply
	potential for relics in the northern part of the site. The Assessment was forwarded to the Office of Environment & Heritage who provided conditions of consent to ensure the relevant investigations are undertaken.	
3.5.3 Aboriginal Cultural Heritage	The site is classified in Council's mapping as having low Aboriginal sensitivity. The proposal includes minimal excavation and as such is not likely to disturb any relics.	Yes
3.6 Movement and Circulation		
3.6.1 Sustainable Transport		
Car Share	Car share is not considered to be necessary for visitor accommodation.	N/A
Green Travel Plan Required for >5,000sqm commercial	Not provided.	No, acceptable subject to condition requiring Green Travel Plan.
3.6.2 Parking and Vehicular Access		
Car Parking Control	As per LEP	Yes
Bicycle Parking	7 spaces provided.	Yes
No specific requirement.		
4.3.3 Strategic Precinct - Parramatta City Centre		
Objectives	<p>The proposal is considered to be consistent with the objectives of the strategic precinct:</p> <ul style="list-style-type: none"> • The proposal provides hotel rooms which would support surrounding office and retail uses. • The building has achieved design excellence. • The proposal upgrades the public domain. • The proposal would not have an unacceptable impact on heritage. 	Yes
4.3.3.1 Building Form		
Street Frontage >20m except if Council is satisfied the site is constrained and meets objectives of clause.	<p>George Street – 18.3m</p> <p>While the site width is slightly deficient the site is considered to be suitable for the development for the following reasons:</p> <ul style="list-style-type: none"> • Even if the site were to be consolidated with the site to the west, the built form outcome would likely be similar due to the requirement to provide a curtilage around the heritage item. • While the site could consolidate with the site to the east, this would require demolition of a commercial building which is not desirable. • The site cannot consolidate with the site to the south as it is currently being redeveloped for Crown educational purposes. • The proposed building has been assessed as constituting design excellence. • Car parking would be facilitated with a car stacker which requires less manoeuvring room. 	Yes

Development Control	Proposal	Comply
<p>Building Envelope Controls</p> <p><i>Front Setback</i> 0m or 20m publicly accessible forecourt</p> <p><i>Street Frontage Heights</i> 4 storeys/14m 20m setback above 14m</p> <p><i>Building length</i> <45m above 14m</p> <p><i>Side Setback</i> Up to 14m height: 0m Above 14m height: 6m</p>	<p>7.5m</p> <p>5 storeys/20.5m 10.5m above 20.5m</p> <p>51.9m</p> <p><i>East:</i> 0m (up to 20.5m), 3m (above) <i>West:</i> 0.5-1.3m</p> <p>While the proposal is not compliant with several of the CBD building envelope controls the proposal is considered to be acceptable for the following reasons:</p> <ul style="list-style-type: none"> • A site specific envelope was developed for the site as part of the associated design competition. • The site is constrained by its narrow width and the requirement to provide a setback to the adjoining heritage item. • The extent of the variations are minor. 	<p>No, acceptable on merit.</p>
Wind Mitigation	<p>The application is supported by a wind tunnel report which demonstrates that the proposed building, without any amelioration, would have an acceptable impact on the wind environment in the public domain.</p> <p>The report also states that the proposal would not result in unacceptable wind impacts on occupants if certain treatments, such as screening, are incorporated into the design. While the location of the wind screening treatments are noted on the architectural drawings, their detailed design is not specified. A condition is included requiring the details of these screening treatments be included in the detailed drawings to be reviewed by the jury at Construction Certificate phase.</p> <p>The report was reviewed by an independent third party wind expert who found that the amelioration measures proposed would likely overcome the comfort and safety exceedances in the report. However, a condition is included requiring confirmation of these outcomes with further wind tunnel testing prior to construction.</p>	<p>Yes, subject to conditions.</p>
Buildings Exteriors	<p>The Design Excellence Jury consider the proposed materials palette to be in keeping with design excellence principles.</p> <p>A reflectivity analysis has been provided which outlines maximum reflectivity coefficients for glazing to ensure that the proposal would not result in unacceptable glare in the public domain or in adjoining/nearby properties. A condition is included requiring compliance with these standards.</p>	<p>Yes, subject to conditions.</p>

Development Control	Proposal	Comply
	The proposal is not considered likely to contribute significantly to the urban heat island effect as the proposal includes deep shaded reveals and external solar shading.	
Sun Access to Public Spaces	<p>The nearest protected area is Lancer Barracks. The site is located outside the sun access plane of this site (see Figure 6 below). The proposal does not overshadow any other protected spaces.</p>  <p>Figure 6. Sun access planes for Lancer Barracks (site in red).</p>	Yes
4.3.3.3 Public Domain and Pedestrian Amenity		
Site Links and Lanes	The PDCP recommends the provision of a new shared service lane, on the site to the south, along the southern boundary of the site. This land is Crown land currently being redeveloped as a school. The Crown developer did not provide this service lane as part of the redevelopment and as such the proposal does not benefit from a secondary access. As such the only vehicular access available to the site is via George Street.	N/A
Active Frontages Min 50%	<p>George Street – $7.5\text{m}/18.3\text{m} = 41\%$</p> <p>While the proposal does not meet the minimum active frontage requirement this is considered to be acceptable as the ground floor (and lower levels) are set back from the western boundary to preserve the curtilage of the adjoining heritage item.</p>	No, acceptable on merit.
Active Frontages Ground Level	The ground floor reception level is at RL 7.7m while the footpath is at RL 6.8m. The raised ground level is required to protect against flooding. However, due to the setback of the ground floor, the transition between the two levels is able to occur on site with a 1:20 gradient and as such is accessible without impacting on the public domain.	No, acceptable on merit.
Active frontage above ground floor level	The proposal includes a bar, restaurant and ballroom with transparency to the public domain which would serve to further animate the street.	Yes

Development Control	Proposal	Comply
Awning	An awning is not required in this location.	N/A
Forecourts	The proposed forecourt serves as the vehicular and pedestrian entrance the building. The raised planter in the front setback would provide informal seating.	Yes
4.3.3.4 View and View Corridors		
Protect Views	View 7 seeks to protect 'Views along George Street to Parramatta Park gatehouse and trees'. The proposed building is well set back from the street and as such would maintain this view.	Yes
4.3.3.5 Access and Parking		
Location of Vehicle Access	The site currently has one double width vehicular access to George Street. The proposal seeks to retain the double width access but move it slightly to the west. As outlined above there are no alternative access options.	Yes
Design of Vehicle Access	<p>The vehicular access would be perpendicular to the street with no door. The vehicular entry is a porte-cochere within the site associated with the proposed hotel use.</p> <p>While it would not normally be appropriate to have such a large vehicular access area, the proposed use is a hotel, with an incentive to be clean and inviting, and the applicant has provided details of high quality finishes in this area. As such the vehicular access is considered to be acceptable.</p>	Yes
Pedestrian Access and Mobility	The main entrance is well demarcated by a triple height spaces with lighting features. Step-free access is provided. High quality materials are proposed and would be secured via condition.	Yes, subject to conditions.
Vehicular Driveways and Maneuvering Areas	<p>The driveway is considered to be appropriately designed and located for the following reasons:</p> <ul style="list-style-type: none"> As outlined above access from a lane is not available; An existing utility box in the street would be undergrounded; The driveway location does not affect any street trees or furniture; The driveway is located more than 10m from any intersection; All vehicles can enter and exit in forward direction due to presence of turntable in servicing area at rear of site; and The driveway gradient is acceptable. <p>A pedestrian entrance, direct from George Street, is provided separate from the driveway.</p>	Yes
On-site Parking	<p>The proposal provides 67 car stacker spaces above ground level. These spaces are fully screened to George Street by the active uses in the podium.</p> <p>The car stacker spaces would be accessed primarily by staff and valet. As such there is no requirement necessary for separate accessible parking. The stacker does not require significant ventilation as vehicles would not be running or occupied while inside the stacker.</p>	Yes

Development Control	Proposal	Comply
<p><i>Motorcycle Parking</i> 1 car space size per 50 car parking spaces = 2 car spaces</p> <p><i>Bicycle Parking</i> No minimum specified</p>	<p>Two car spaces within the stacker, which will provide space for approximately four (4) motorcycles, are dedicated for motorcycle use.</p> <p>The proposal includes 7 bicycle parking spaces. While these are unsecure they are sufficiently hidden from public views in an area highly trafficked by hotel staff and as such are considered to be sufficiently protected.</p>	
4.3.3.6 Environmental Management		
Landscape Design	<p>The proposal includes podium and roof top landscaping, primarily in planters.</p> <p>The proposal also includes a small landscaped planter in the front setback which would aid in softening the ground plane.</p>	Yes
Planting on Structures	Conditions are included to ensure sufficient soil depths are provided for on structure planting.	Yes
Energy and Water Efficient Design	<p>The applicant has committed to a 5-star Green Star rating and has entered into a 4-star NABERS Energy hotel commitment agreement with the Office of Environment and Heritage.</p> <p>The proposal includes external sun shading on the western and northern façades which is welcomed.</p> <p>It is also considered appropriate to require dual plumbing piping for connection to future district recycled water scheme and the use of rainwater in toilets.</p> <p>The proposal has been reviewed by Council's external ESD consultant who finds the proposal to be acceptable subject to conditions requiring additional ESD measures.</p>	Yes, subject to conditions.
4.3.3.8 Design Excellence		
	The applicant has participated in a design excellence competition in keeping with the Architectural Design Competition Procedures issued by the Director General of the Department of Planning & Infrastructure prior to submitting the application. The DA drawings have been reviewed by the Panel and are considered to be maintain design excellence subject to conditions.	Yes
5.5 Signage		
	The drawings include signage zones with the notation ' <i>to be subject of future development</i> ' application. A condition is included outlining that no approval is granted for signage or its location.	Yes, subject to conditions.

10. Planning Agreements

The subject application is not subject to a planning agreement.

11. The Regulations

The recommendation of this report includes conditions to ensure the following provisions of the Regulation would be satisfied:

- Clause 92 - Demolition works are to satisfy AS 2601 - 1991; and
- Clause 98 - Building works are to satisfy the Building Code of Australia.

12. The Likely Impacts of the Development

The likely impacts of the development have been considered in this report.

13. Site Suitability

The subject site and locality is affected by flooding. Council's Engineering Department have assessed the application and considered the proposal to be satisfactorily designed to minimise risk to human safety and property.

Suitable investigations and documentation has been provided to demonstrate that the site is suitable for the proposed development in terms of contamination and acid sulphate soils.

The proposal is adequately separated from, and is of a design that appropriately responds to, the adjoining state heritage item and local heritage item.

No other natural hazards or site constraints are likely to have an adverse impact on the proposed development. Accordingly, the site is considered to be suitable for the proposed development.

14. Submissions

The application was notified and advertised in accordance with Appendix 5 of DCP 2011 for a 21-day period between 29 November and 20 December 2017. Two (2) submissions were received. Due to a misdescription the application was re-advertised for a 21-day period between 28 March and 20 April 2018. No additional submissions were received.

Submission issues are summarised and commented on as follows:

Issues Raised	Comment
<i>Unacceptable impact on curtilage of state heritage item (Perth House)</i>	The podium has been designed to be setback from the heritage item to provide views when approaching the site along George Street from the east.
<i>Unacceptable impact on solar access to state heritage item (Perth House)</i>	Perth House has an unencumbered northern outlook and as such would maintain solar access through the middle of the day.
<i>Unacceptable impact on vegetation surrounding state heritage item (Perth House)</i>	The application includes an arborist report which demonstrates that the impact on adjoining trees would be acceptable. Conditions are included requiring all pruning work to be undertaken by a qualified arborist.
<i>Proposed building is top heavy</i>	The applicant has revised the detail of the 3 storey 'crown' element to reduce its bulk.
<i>Improvements could be made to the architectural expression of the tower</i>	The proposal has been reviewed by the design excellence jury and found to represent design excellence.
<i>Increased stormwater runoff to adjoining properties, interference with adjoining properties ability to drawing stormwater.</i>	The applicant has provided a satisfactory stormwater management plan.

<i>Construction impact on rock anchors of adjoining properties</i>	The proposal does not include excavation other than for piling. As such it is considered unlikely that rock anchors would be significantly disturbed. Dilapidation reports are required prior to and subsequent to all works. Any damage caused to the adjoining property is the responsibility of the applicant.
<i>SEPP55 contamination assessment not sufficient (no soil testing)</i>	The applicant did undertake soil testing. Conditions are included requiring further testing and validation.
<i>Insufficient off-street car parking</i>	The level of car parking is considered to be sufficient given the high public transport accessibility of the site.
<i>Street frontage not sufficiently activated</i>	The street frontage is activated by a direct pedestrian entrance and a porte-cochere which would contain high quality materials.
<i>Unacceptable construction impacts on adjoining properties</i>	A draft construction management plan has been submitted. Notwithstanding, a condition is included requiring a detailed construction management plan be developed which outlines how impacts on adjoining properties would be minimised.

15. Public Interest

Subject to implementation of conditions of consent outlined in the recommendation below, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

16. Disclosure of Political Donations and Gifts

No disclosures of any political donations or gifts have been declared by the applicant or any organisation / persons that have made submissions in respect to the proposed development.

17. Developer Contributions

Section 7.12 'Fixed Development Consent Levies' of the Environmental Planning and Assessment Act 1979 allows Council to collect monetary contributions from developers towards the provision, extension or augmentation of public amenities or public services in accordance with a contributions plan. The Parramatta Civic Improvement Plan (Amendment No. 4) contribution plan requires the payment of a levy equal to 3% of the cost of a development where this cost exceeds \$250,000. A detailed Cost Estimate was provided outlining the development cost to be \$75,623,754.00. This figure is commensurate with the scale of works proposed. As such a monetary contribution of \$2,268,712.65 is required.

A standard condition of consent has been imposed requiring the contribution to be paid prior to the issue of the relevant Construction Certificates.

18. Summary and Conclusion

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. Accordingly, approval of the development application is recommended.

The proposed development is appropriately located within a locality earmarked for high-rise commercial redevelopment, however some variations (as detailed above) in relation to PDGP 2011 are sought.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future occupants. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties and on adjoining heritage items. The site constraints have been reasonably considered and can be addressed. Hence the development, irrespective of the departures noted above, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

19. Recommendation

- A. **That** the Sydney Central City Planning Panel as the consent authority grant **Consent** to Development Application No. DA/954/2017 for construction of a 28 storey hotel building comprising 300 rooms and ancillary restaurant/bar, ballroom, outdoor terrace/pool and 67 above ground car parking spaces (car stacker); landscaping works; demolition of existing buildings at 89 George Street, Parramatta NSW 2150 (Lot 1 DP505486) for a period of five (5) years from the date on the Notice of Determination subject to the conditions under Appendix 1.