

## DETERMINATION AND STATEMENT OF REASONS SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	04 July 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher and Cr Sameer Pandey
<b>APOLOGIES</b>	Cr Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Mr Paul Mitchell declared that he is friend of the Architect but has not discuss this matter with him in anyway has no knowledge of the site owner and so will not influence in his decision for this application in that situation the Chair declared that he did not had a conflict of interest.

Public meeting held at Mantra Parramatta, Corner Parkes Street and Valentine Avenue, Parramatta on 4 July 2018, opened at 3.13pm and closed at 3.48pm.

### MATTER DETERMINED

Panel Ref – 2017SWC133 – LGA – City of Parramatta – DA/954/2017 at 89 George Street, Parramatta (Lot 1 DP505486) (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 determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

### REASONS FOR DECISION




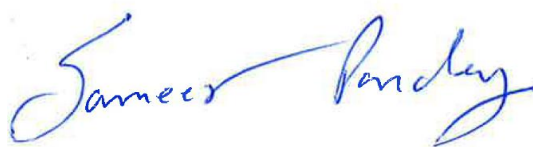
The Panel determines this application for the following reasons:

1. This application result from a design excellence competition and site specific building envelope controls arising from that competition and this application is substantially consistent with those controls.
2. The height, scale and bulk of the development has been set by the planning controls and the application did not seek to vary substantially any of those controls.
3. The site specific controls contemplated and addressed the heritage outcomes on the adjoining heritage item now represented in this application and Council has formulated conditions to ensure an ongoing satisfactory heritage outcome.
4. The application adds a high quality hotel development to the Central Business District of Parramatta.
5. The proposal is substantially consistent with all relevant planning controls and the objectives of the Sydney Central City Regional Plan and subject to the recommended conditions will have no unacceptable impacts on the amenity of the locality or the local road system.

6. For the above reasons, the development is suitable for the site and approval of the development is in the public interest.

### CONDITIONS

The development application was approved subject to the revised conditions in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Lindsay Fletcher	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC133 – LGA – City of Parramatta – DA/954/2017
2	PROPOSED DEVELOPMENT	28 storey hotel building comprising 300 rooms and ancillary restaurant/bar, bathroom, outdoor terrace/pool and 67 above ground car parking spaces (car stacker), landscaping works, demolition of existing buildings.
3	STREET ADDRESS	89 George Street, Parramatta (Lot 1 DP505486)
4	APPLICANT/OWNER	Group Consulting Pty Ltd / JL Parramatta Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979 (at the time of lodgment), the development has a capital investment value of more than \$20 million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979</li> <li>Environmental Planning and Assessment Regulations 2000</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy No. 55 (Remediation of Land)</li> <li>State Environmental Planning Policy (Building Sustainability</li> </ul> </li> </ul>

		<p>Index: BASIX)</p> <ul style="list-style-type: none"> <li>○ Parramatta Local Environmental Plan 2011</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</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <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: 21 June 2018</li> <li>• Written submissions during public exhibition: 2</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 – Lisa -Maree Carrigan and Harry Quartermain</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 Meeting – 2 May 2018</li> <li>• Final briefing meeting to discuss council’s recommendation, 4 July 2018 from 2.22pm to 2.40pm. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher and Sameer Pandey.</li> <li>○ <u>Council assessment staff</u>: Alex McDougall</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approved subject to conditions
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report