



SYDNEY CENTRAL CITY PLANNING PANEL ASSESSMENT REPORT

Panel Reference	2018SWC02
DA Number	DA/46/2018
LGA	City of Parramatta Council
Proposed Development	Basement carpark for commercial premises and function centre
Street Address	The subject site is generally known as 6 & 7 Parramatta Square, Parramatta and comprises Lots 2, 3 and 4 in DP 1234735
Applicant/Owner	Walker PS2 Developments Pty Ltd Lot 2 in DP 1234735 - Walker PS2 Developments Pty Ltd Lot 3 and 4 in DP 1234735 - City of Parramatta Council
Date of DA lodgement	19 January 2018
Number of Submissions	Two (2)
Recommendation	Approval with conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Pursuant to Clause 4 of Schedule 4A of the <i>Environmental Planning and Assessment Act 1979</i> , the development has a capital investment value of more than \$5 million (\$29,847,915) and Council is the landowner of part of the land (Lots 3 and 4 DP 1234735). The Sydney Central City Planning Panel is therefore the consent authority.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none">• State Environmental Planning Policy No. 55 – Remediation of Land• Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005• State Environmental Planning Policy (Infrastructure) 2007• State Environmental Planning Policy (State and Regional Development) 2011• Parramatta Local Environmental Plan 2011• Parramatta Development Control Plan 2011• Environmental Planning and Assessment Regulation
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none">• Proposed conditions of consent• Plans
Report prepared by	Helena Miller, MG Planning (independent planning consultant)
Report date	12 July 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 / ~~No~~**

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 / ~~No~~ / ~~Not Applicable~~**

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? **Yes / ~~No~~ / ~~Not Applicable~~**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Yes / ~~No~~ / ~~Not Applicable~~**

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes / ~~No~~**

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report **Prior to meeting**

1. Executive summary

This report considers a proposal for the construction of a 5 level basement carpark, loading and servicing bays, end of trip facilities, services, building servicing and storage and bicycle parking at 6 and 7 Parramatta Square, Parramatta (now known as 6 & 8 Parramatta Square). The proposed basement car park will facilitate the future redevelopment of the site for a commercial office tower and function centre (to be subject of a separate development application DA/47/2018) and will connect to the super basement previously approved beneath Parramatta Square under various development applications. The car park will accommodate 463 car spaces and parking for 671 bicycles.

Early and site preparation works including excavation of the basement levels and construction of below ground shoring walls, piles and slabs are the subject of separate development approvals (DA/351/2017 and DA436/2016) issued by the former Sydney West Planning Panel (SCCPP).

Assessment of the subject application has been undertaken against the relevant planning framework including the requirements of section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act). The requirements of the relevant environmental planning instruments which require the consent authority to be satisfied about particular matters before granting consent have been considered.

It is considered that any potential adverse impacts of the proposed works can be avoided or mitigated by the imposition of suitable conditions of consent.

As such, this report recommends that the SCCPP, as the relevant determining authority, approve the application subject to the recommended conditions of consent.

2. Site description, location and context

2.1 SITE DESCRIPTION

The subject site is generally known as 6 & 7 Parramatta Square and consists of Lots 2, 3 and 4 DP 1234735. However, more recently the site has come to be known as 6 & 8 Parramatta Square. The site is part owned by City of Parramatta Council (Lots 3 and 4, DP 1234735) and part owned by Walker PS2 Developments Pty Ltd (Lot 2 DP 1234735). The site is being developed by the Walker Corporation under a project development agreement with Council.

The location of the site is shown at Figure 1 and in the aerial photograph at Figure 2.

The site has a total site area of 9,785m², and is currently vacant. The site previously contained retail and commercial buildings which were demolished following approval of Development Application 236/2015 granted on 26 June 2015.

Archaeological excavation works on the site were approved on 21 September 2016 (DA319/2016) including demolition of ground level concrete slabs and all hard paved surfaces, excavation varying between 1 metre and 2 metres across the subject site, and removal of part of the Convict Drain heritage item located within the site.

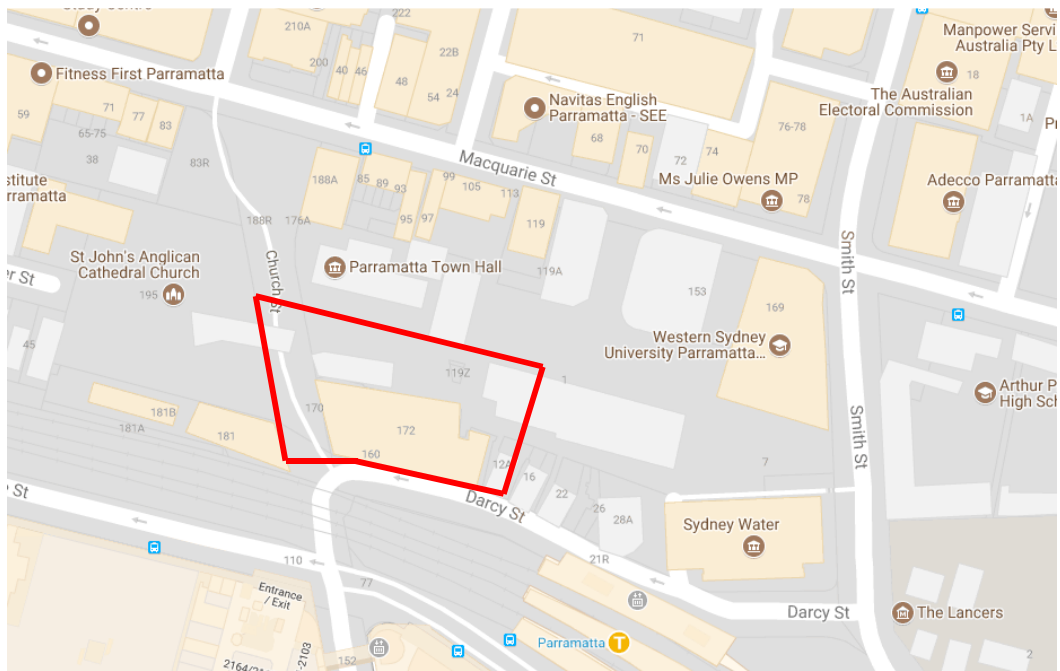


Figure 1: Location Plan (Source: Nearmap, March 2018)



Figure 2: Aerial photograph of the subject site (Source: Nearmap, March 2018)

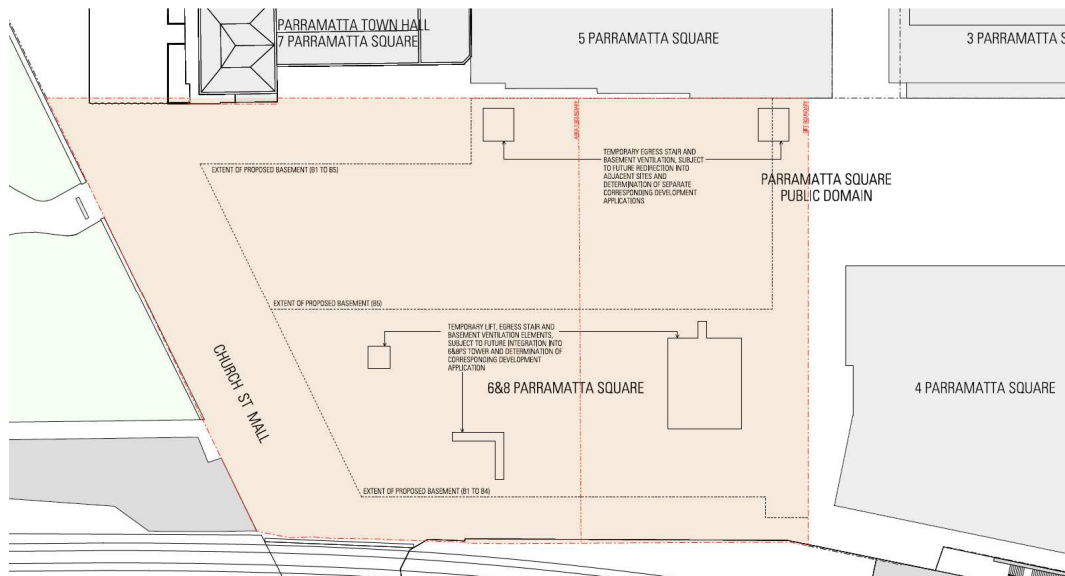


Figure 3: Basement Footprint (Source: JPW Plan DA-A-6-0060-B Rev.00 19/12/17)

2.2 SURROUNDING DEVELOPMENT & PLANNING CONTEXT

The site forms part of the three hectare Parramatta Square redevelopment precinct located in the core of the Parramatta Central Business District and broadly bounded by Macquarie Street to the north, Smith Street to the east, Church Street to the west and Darcy Street to the south.

The location of the site within the context of Parramatta Square is shown at Figure 4.

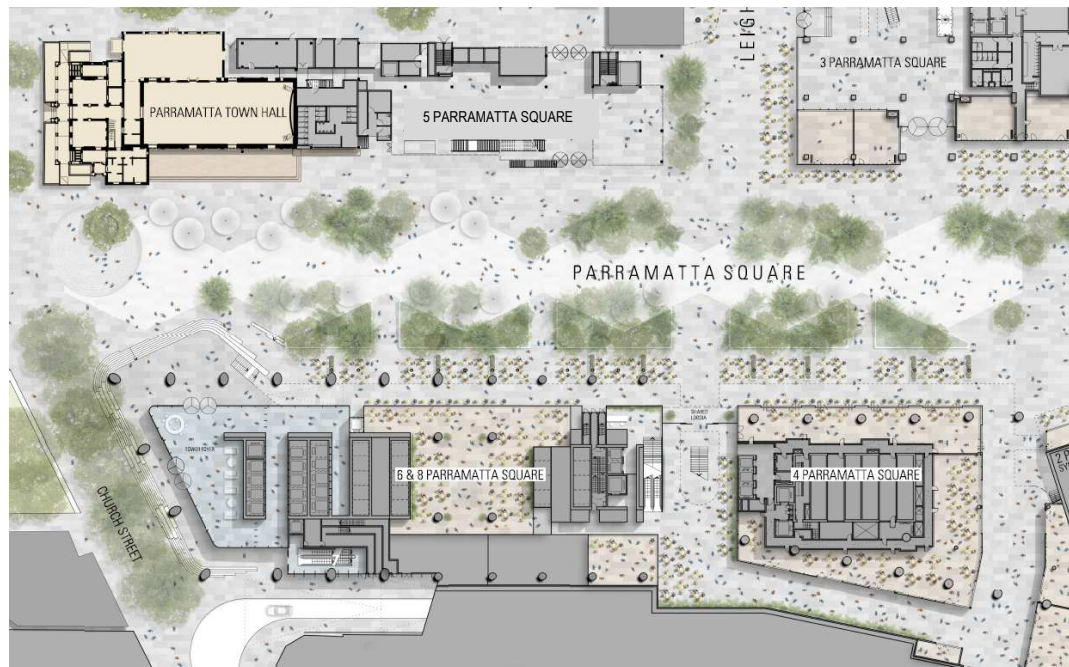


Figure 4: Subject site in the context of Parramatta Square developments (Source: DA Plans for Tower)

Development in the vicinity of the site is primarily commercial and retail. To the north west of the site is a mixture of two and three storey commercial buildings.

Parramatta Railway Station is adjacent to the site to the south.

To the east is 4 Parramatta Square for which development consent for a mixed use development has previously been granted by the Panel (2016SYW113 or DA/436/2016) on 18 November 2016. It should be noted that this consent included the construction of two commercial office towers including one tower on the site of 6 Parramatta Square which forms part of the subject site. The applicant, Walker Corporation has advised that post approval an alternative option was investigated for commercial development on a reconfigured site for 8 Parramatta Square, previously slated for the residential 'Aspire' development, including 6 Parramatta Square. This investigation determined that it was preferable to combine sites 6 and 8 Parramatta Square to create a site area that can accommodate the footprint of a campus style large floor place commercial development, a form of development that was determined to be in short supply and high demand in the Parramatta CBD. Accordingly, Walker is now proposing not to proceed with the tower previously approved on 6PS as part of DA/436/2016 and rather has submitted a separate DA for a new above ground development on 6 and 8 PS (DA/47/2018). DA/436/2016 would need to be amended to remove the 6 Parramatta Square component should approval be granted to DA/47/2018.

To the north-east of the site is 5 Parramatta Square which is similarly the subject of a recent development approval for a new Council building and library (2017SWC106 or DA/758/2017). Development consent was issued by the Panel on 7 February 2018. The Parramatta Town Hall which is a local heritage item (Item 650) adjoins the new Council building to the west and is immediately to the north of the subject proposal at the subterranean levels and to the north of the new square proposed at ground level.

Further to the north east is 3 Parramatta Square for which consent was recently granted by the SCCPP for a 17 storey commercial building. Adjacent to 3PS is the recently constructed Western Sydney University Campus building at 1 Parramatta Square.

The site is in the vicinity of a number of heritage items as shown in Figure 4, including the Parramatta Town Hall immediately to the north (Item 650), the State significant St John's Anglican Cathedral (Item 01805) to the west, the Leigh Memorial Church (Item I719) to the north east and Parramatta Railway Station (Item 00696) to the south. A convict drain (Item I647) also is shown in the LEP as traversing the site, however has been removed under a previous development approval (DA/414/2015).

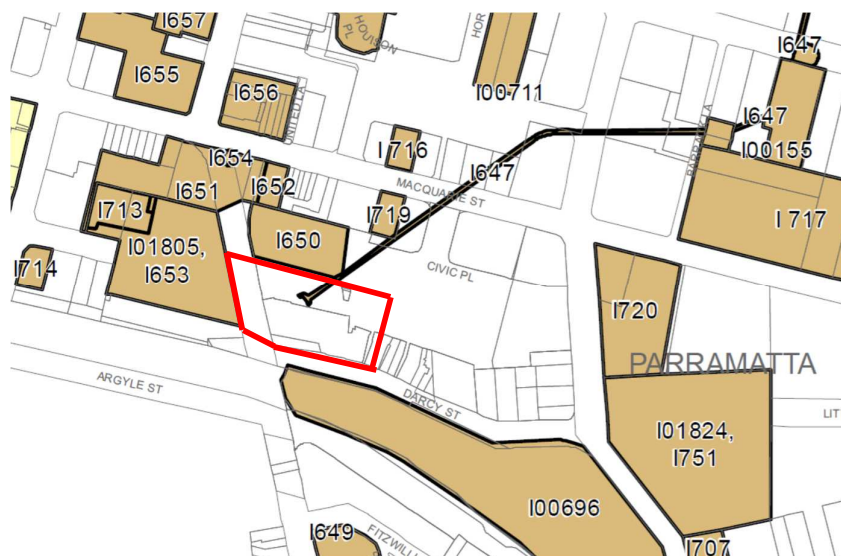


Figure 4: Heritage items in the vicinity (Source: Heritage Map – Sheet HER_010)

3. The proposal

The subject development application seeks development consent for construction of a 5 level basement carpark, loading and servicing bays, end of trip facilities, services, building servicing and storage and bicycle parking at 6 and 7 Parramatta Square, Parramatta (now known as 6 & 8 Parramatta Square). The proposed basement car park will facilitate the future redevelopment of the site for a commercial office tower and function (to be subject of separate development application DA/47/2018) and will connect to the approved super basement previously approved beneath Parramatta Square under various development applications. The car park will accommodate 463 car spaces and parking for 671 bicycles.

Early and site preparation works including excavation of the basement levels and construction of below ground shoring walls, piles and slabs are the subject of separate development approval (DA/351/2017 and DA436/2016) issued by the former Sydney West Planning Panel.

The proposed works comprise construction of five basement levels, including four full basement levels Basement Levels 1 - 4 and one partial basement level at Basement Level 5. Figures 5 – 7 show the Level 1 and 5 basements as well as an indicative basement level footprint (Level 2 shown). The basement is proposed to be connected to the Parramatta Square 'super basement' on Levels 2 to 4 inclusive. Notably, the basement does not propose to extend beneath the Church Street road reserve to the west.

More specifically the proposal comprises:

- Construction of 5 basement levels to be used in association with the proposed future commercial development above;
- Basement car parking for 463 tenant spaces which will be security access controlled;
- Motorcycle parking in accordance with relevant guidelines;
- 3 loading bays for medium rigid vehicles;
- 2 loading bays for small rigid vehicles;
- 5 courier bays;
- End of trip facilities in the form of secure bicycle parking, sanitary facilities and lockers, on basement level 1 for 671 bicycles;
- Provision for a central energy plant; and
- Consequential development works within Darcy Street comprising service infrastructure diversions, works to Darcy Street road way, kerb and footpaths, re-instatement of services and stormwater drainage, upgrade / reinstatement of railway retaining wall structures and support.

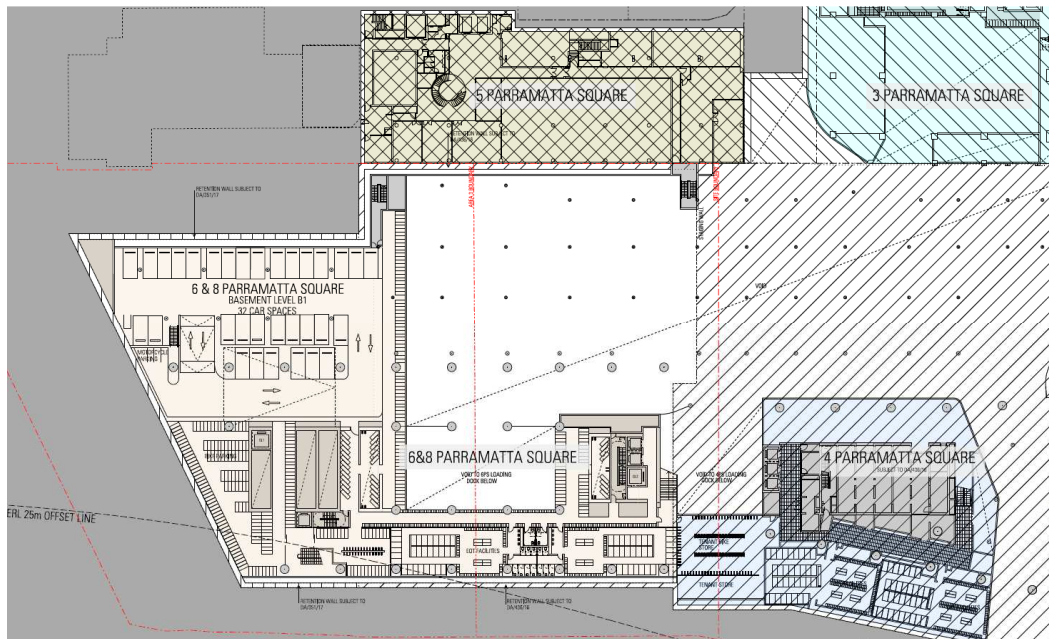


Figure 5. Basement Level 1 showing bicycle parking and end of trip facilities

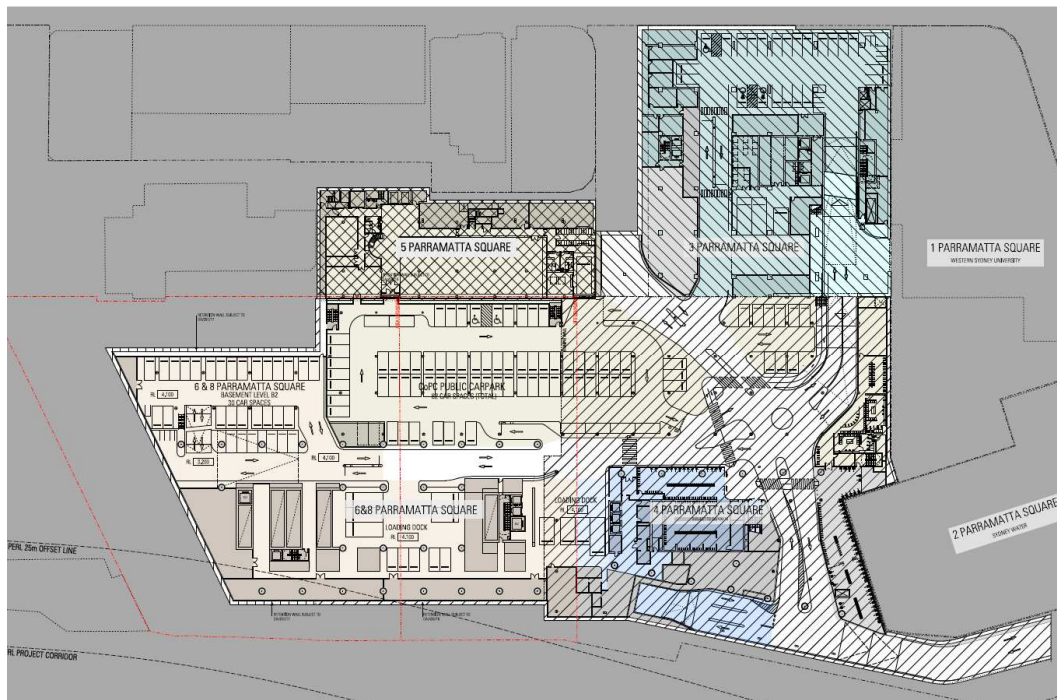


Figure 6. Indicative basement (Level 2 shown) showing Parramatta Square 'super basement'

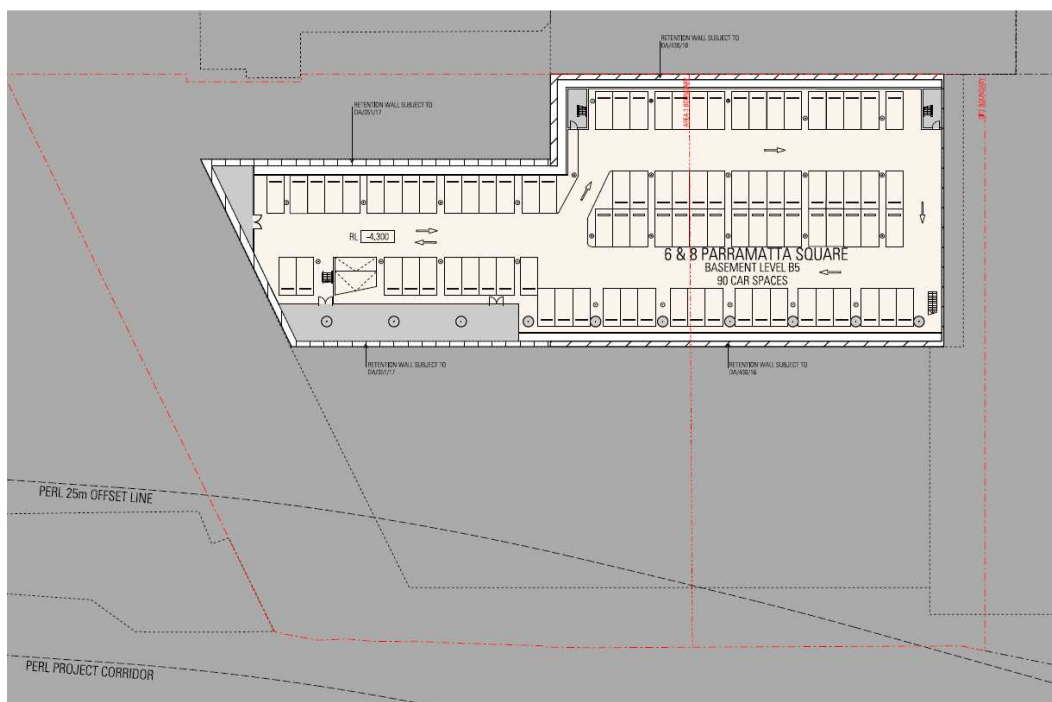


Figure 7. Basement Level 5

The development is not “integrated development” pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979*, as general terms of approval have already been granted to proposed excavation works which constitute a ‘controlled activity’ under section 91 of the *Water Management Act 2000*, as a part of the early works and site preparation works DA (DA351/2017 and DA436/2016). Relevant archaeological permits have also previously been issued for the site both in relation to Aboriginal and cultural heritage. OEH has confirmed that the application is therefore not integrated in this regard.

4. Referrals

4.1 INTERNAL REFERRALS

Catchment and Development Engineer	Initially integrated shoring plan requested. This was subsequently provided by the applicant and the application was then supported subject to recommended conditions of consent. Compliance with the integrated shoring plan is to be conditioned.
Development Contributions / VPA	Requested S94 condition be included in any consent in addition to VPA option as per previous consents.
Environmental Health (Contamination)	Proposal considered satisfactory subject to recommended conditions of consent and having regard to previous site investigations and Remedial Action Plan.
Property and Significant Assets	Requested additional information in relation to easements, ROW, rock anchor license agreement, TFNSW approvals for proximity to rail line & PERL corridor and amended erosion and sediment control plan. This information was provided by the applicant and standard conditions of consent have been recommended.

Transport (Cycling)	<p>Concern raised regarding access to EOT facilities for cyclists. Additional information was provided which clarified that cyclists would be required to dismount and wheel their bikes down a stair ramp whilst using the adjacent stair and that this was the same access arrangement as approved in the 4&6PS and 3PS DAs.</p> <p>In response a revised referral was provided that indicated that it is not acceptable for cyclists to use stairs to access the EOT and questioning how cyclists can access the stairs servicing the EOT when the road is one way out. Further, it was queried why cars are able to access the mezzanine and bicycles cannot. It was requested that the mezzanine be connected through to the EOT and that additional vertical bike racks (which are space efficient, maximum 70% spaces) be provided and that the parking is consolidated in a single location.</p> <p>Notwithstanding, the referral the proposed EOT access arrangements are considered acceptable and are consistent with arrangements approved for 4&6PS.</p>
Heritage Interpretation	No objection raised subject to recommended condition of consent.
Traffic (internal and independent review)	<p>In terms of the basement design, no issues were raised subject to the inclusion of recommended conditions in any consent.</p> <p>In terms of strategic impacts, an independent review concluded that the proposal was satisfactory subject to recommended conditions of consent.</p>
Accessibility (independent review)	No issues raised subject to inclusion of recommended condition in any consent. Conditions recommended in this regard.
Quantity Surveyor (independent review)	Agreed development costing appropriate.

4.2 EXTERNAL REFERRALS

NSW Heritage Office	<p>No objection raised – referral notes archaeological approvals in place under separate consents.</p> <p>Suggested conditions of consent re: satisfaction of archaeological requirements in previous conditions of consent prior to issue of occupation certificate. It is considered that such a condition would be inconsistent with section 4.17 of the <i>EP&A Act</i> and therefore is not recommended to be included in any approval.</p>
Sydney Trains	Concurrence granted 22 June 2018 subject to the imposition of recommended operational conditions of consent. These conditions are recommended to be included in any approval.
Roads and Maritime Services	<p>Initially advised concurrence could not be issued as:</p> <ul style="list-style-type: none"> Impacts of the development on the Parramatta Light Rail project are not resolved;

	<ul style="list-style-type: none"> • TfNSW Sydney Coordination Office had a number of concerns to be resolved; • Submitted documentation does not consider changed traffic arrangements directly adjacent to the development as a result of the Parramatta Light Rail Project; • Impact on the safety of pedestrians and operation of buses at the Station Street layover; • Impact of construction works at Darcy Street and impact on buses; and • Adequacy of loading bay spaces. <p>The proponent provided an amended Traffic Impact Assessment to address the matters raised on 18 June 2018 and subsequently on 6 July 2018 and this was referred back to RMS for its consideration. The CPTMP was not updated as Council agreed that it could impose a condition requiring the CPTMP be updated prior to any construction certificate being approved should the DA be recommended for approval.</p> <p>Concurrence granted 17 July 2018 subject to the imposition of recommended operational conditions of consent. These conditions are recommended to be included in any approval.</p>
Transport for NSW (PERL)	Concurrence granted 13 July 2018 subject to the imposition of recommended operational conditions of consent. These conditions are recommended to be included in any approval.
NSW Police	Application consistent with CPTED principles subject to recommended conditions of consent. Recommendations include incorporation of CCTV into development, installation of adequate lighting and integration of measures with wider Parramatta Square precinct. Appropriate conditions of consent proposed.
Sydney Water	Response provided in relation to DA/47/2018, however not relevant to the subject basement DA.
Department of Defence	Requested dilapidation survey of Lancer Barracks Precinct and an assessment of underground drilling/construction to ensure the proposal will not undermine the structural integrity or heritage values of Lancer Barracks buildings. Further, it was recommended CPTED measures be incorporated into the proposed design and a full assessment of overshadowing impacts on Lancer Barracks be undertaken. As noted excavation has previously been approved under DA/351/2017 and includes a condition in relation to dilapidation surveys for adjacent buildings. In relation to potential overshadowing, this comment relates to DA/47/2018 for the tower rather than the subject basement DA. A CPTED report has been submitted with the application and is considered acceptable.

Endeavour Energy	Email dated 27 February 2017 received – standard information provided. No significant issues raised subject to recommended conditions of consent.
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5. Environmental Planning and Assessment Act

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

5.1 Section 1.7: Significant effect on threatened species or ecological communities or their habitats in accordance with Part 7 of the Biodiversity Conservation Act 2016

This section requires a range of matters to be taken into account in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats in accordance with the requirements of Part 7 of the *Biodiversity Conservation Act 2016*.

There are no identified threatened species, populations or ecological communities or their habitats on the subject site.

5.2 Section 4.15: Evaluation

This section specifies the matters which a consent authority must consider when determining a development application. The sections of this report that address the relevant matters are outlined in the following table.

Table 1: Section 4.15(1) Matters for Consideration

Provision	Comment
Section 4.15(1)(a)(i) - Environmental planning instruments	Refer to section 6
Section 4.15(1)(a)(ii) - Draft environmental planning instruments	Refer to section 7
Section 4.15 (1)(a)(iii) - Development control plans	Refer to section 8
Section 4.15 (1)(a)(iiia) - Planning agreement	Refer to section 9
Section 4.15 (1)(a)(iv) - The Regulations	Refer to section 0
Section 4.15 (1)(a)(v) - Coastal zone management plan	Not applicable.
Section 4.15 (1)(b) - Likely impacts	Refer to section 11
Section 4.15 (1)(c) - Site suitability	Refer to section 12
Section 4.15 (1)(d) - Submissions	Refer to section 13
Section 4.15 (1)(e) - The public interest	Refer to section 14

6. Environmental planning instruments

6.1 Overview

The instruments applicable to the subject application comprise:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (State and Regional Development) 2011; and
- Parramatta Local Environmental Plan 2011.

Compliance with these instruments is addressed below.

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

Clause 7 of this Policy requires that the consent authority must consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

A Detailed Site Investigation Report for the Parramatta Square precinct (Stages 2 to 6) was submitted as part of previous development applications DA436/2016 and DA351/2017, as well as additional covering advices. These documents have confirmed that the site is contaminated, that remediation works are required and that the land can be made suitable for the proposed commercial use subject to implementation of an appropriate remedial / soil management plan to be implemented as part of the early works (subject to DA351/2017 and DA436/2016) . Accordingly, an Overarching Remedial Action Plan (RAP) has been prepared and submitted with the subject application.

Excavation to a depth of 1-2 metres has occurred across the majority of the site under the separate development consent for archaeological investigation works (DA/319/2016). Given that the proposed development includes excavation of the majority of the site, it is anticipated that all fill material and underlying shallow soil will be removed from site as a result of the development. Therefore, management of any contamination concerns will primarily be concerned with implementation of appropriate controls during excavation and off-site disposal activities which is the subject of development applications DA351/2017 (8PS Early Works) and DA436/2016 (4&6 Parramatta Square including towers, basement car park and excavation works). The Overarching Remedial Action Plan therefore covers the entire site of the proposed 6&8PS basement proposed as part of the current development application.

The RAP provides guidance for management of excavated material and requirements for validation of the remediation works. A remedial options assessment identified off-site disposal of impacted fill as the preferred remedial strategy given that the overall development master plan includes the construction of basement levels across the vast majority of the development footprint.

The RAP concludes that subject to the measures outlined in the report and the recommendations, the site can be made suitable for the intended uses and that the risks posed by contamination can be managed to adequately protect human health and the environment during and following the works.

Council's Environment & Health Compliance Team has reviewed the submitted reports and has concluded that the site can be made suitable for the proposed use. Recommended conditions have been provided for inclusion in the consent. Accordingly, it is considered that the requirements of SEPP 55 have been met.

6.3 Deemed 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 will be achieved through the imposition of suitable conditions to address the collection and discharge of water during the construction and operational phases.

6.4 State Environmental Planning Policy (Infrastructure) 2007

Clause 85 of the *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) applies to development that is in or immediately adjacent to a rail corridor if the development is likely to have an adverse effect on rail safety, involves the placing of a

metal finish on a structure (and the rail corridor concerned is used by electric trains) or involves the use of a crane in air space above a rail corridor. It requires consultation with the rail authority and the consideration of any issues raised in the determination of the application.

The proposed development involves construction of a basement which extends into the Darcy Street road reserve, is immediately adjacent to the Parramatta rail corridor and is within the Parramatta to Epping Railway (PERL) corridor. The proposed works will include concrete and metal reinforcing and the rail corridor is used by electric trains.

Further, clause 86 of the Infrastructure SEPP generally provides that a consent authority may not grant consent to development within 25 metres (measured horizontally) of a rail corridor without first obtaining the concurrence of the rail authority. In determining whether to grant concurrence the rail authority is to consider:

- (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:*
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and*
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and*
- (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects*

Railcorp is technically the relevant rail authority, however Sydney Trains is its authorised delegate in respect of these provisions.

Sydney Trains, as the relevant rail authority in respect of the adjacent rail corridor, has been consulted on the subject development application in respect of clause 85 and concurrence has been sought in respect of clause 86. Sydney Trains has provided its concurrence subject to the imposition of operational consent conditions. These conditions are proposed to be included in any consent.

The proposal is also traffic generating development under clause 104 of the Infrastructure SEPP, as it provides for car parking for more than 200 motor vehicles (463 spaces proposed), as specified in Schedule 3. The proposal has therefore also been referred to Roads and Maritime Services (RMS) under clause 104. RMS has provided advice that it has reviewed the amended TIA and raises no objection to the proposed development subject to recommended conditions being included in any consent. In addition, any matters raised by RMS within 21 days of receipt of the application, prior to granting development consent, the consent authority is also required to consider the following:

- (ii) the accessibility of the site concerned, including:*
 - (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*
 - (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*
- (iii) any potential traffic safety, road congestion or parking implications of the development*

The accessibility of proposed car parking is considered acceptable, as it will be accessed through the integrated super basement that has been designed to extend beneath Parramatta Square. Further, the proposed parking is considered to be consistent with the need to minimise parking and has regard to site accessibility by public transport. The proposed car park is not considered to have any impact on traffic safety, will not unduly contribute to road congestion within the Parramatta CBD and provides for an appropriate

level of parking provision having regard to all relevant considerations. It is therefore considered consistent with the requirements of clause 104.

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

Part 4 of this Policy applies to regionally significant development declared as such under Schedule 7 in accordance with section 4.5(b) of the *Environmental Planning and Assessment Act 1979*. Under the provision the relevant regional panel is declared to be the consent authority for regionally significant development.

As this proposal has a capital investment value of more than \$5 million and Council is the landowner of part of the land, the Sydney Central City Planning Panel is the consent authority for the application.

6.6 Parramatta Local Environmental Plan 2011

Zoning and Permissibility

The site is zoned B4 Mixed Use under the *Parramatta Local Environmental Plan 2011* (PLEP 2011), as shown at Figure 8.

The application is for the construction of 5 levels of basement parking only, though it is noted that the proposed works are intended to allow for the future development of the site for a commercial office tower and function centre, which is permitted with consent in the B4 Mixed Use Zone.

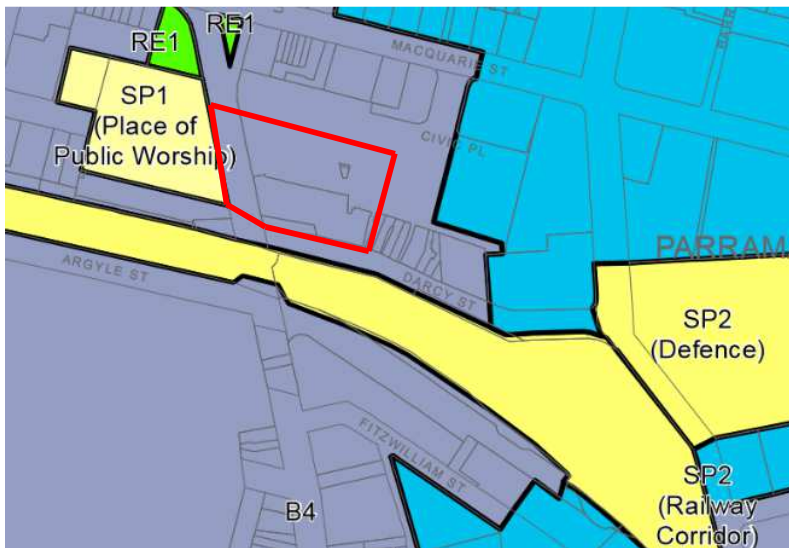


Figure 8. Zoning Map

Zone Objectives

Clause 2.3(2) of the LEP requires the consent authority to have regard to the zone objectives when determining a development application. The objectives for the B4 Mixed Use zone are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

- *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*
- *To create opportunities to improve the public domain and pedestrian links.*
- *To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.*

Noting the assessment within this report, the proposed basement carpark is considered to be consistent with these objectives.

Remaining Provisions

The compliance of the proposal with the remaining provisions of the Plan, which may be relevant, is addressed in the following table:

Table 2: PLEP 2011 Compliance Table

Clause	Comment	Complies
Clause 5.10 Heritage conservation	<p>This clause requires the consent authority to consider the effect of the proposed development on any heritage items or areas.</p> <p>The site does not contain any known heritage items. Archaeological excavation works are approved under separate development consent (DA/319/2016) for the removal of the Convict Drain heritage item on the site and 1 to 2 metres of topsoil across the site. Relevant Section 140 and Aboriginal Heritage Impact Permits are in place for these works. Any unknown heritage finds on the site can be addressed by condition of consent.</p> <p>The site is located in the vicinity of several heritage items, with the key potential impact associated with the works being adverse vibration impacts. It is considered that conditions of consent will ensure that any potential impacts on heritage items in the vicinity can be avoided or mitigated.</p> <p>This matter is addressed in further detailed at Section 11.7 of this report.</p>	Yes
Clause 6.1 Acid sulfate soils	<p>This clause requires the consent authority to ensure that development does not disturb, expose or drain acid sulfate soils (ASS) and cause environmental damage.</p> <p>The site is situated within Acid Sulfate Soils Class 5 within 500 metres of Class 4 soils and as such, development consent is required for the carrying out of works at depths beyond two metres of the existing natural ground surface.</p> <p>Whilst the proposal does not include excavation works (previously approved) an Acid Sulfate Soil Management Plan (ASSMP) has been submitted with the application. The ASSMP supersedes the previous ASSMPs prepared for 4&6PS and 8PS and outlines management techniques to mitigate the potential disturbance of ASS during the proposed construction works. The proposed basement is to be bound by diaphragm walls installed to a depth of 2m below the approved bulk excavation levels with a concrete basement floor and will therefore be fully tanked. It is therefore considered that it is unlikely that the proposal will disturb ASS.</p>	Yes

	Notwithstanding, a condition of consent is recommended to require compliance with the submitted ASSMP during the proposed construction works.	
Clause 6.2 Earthworks	This clause provides that consent is required for earthworks and specifies the matters to be taken into account in determining whether to grant consent. Earthworks required for the proposed basement have already been approved under DA/351/2017 and DA/436/2016.	N/A
Clause 6.3 Flood Planning	<p>This clause applies to land below the flood planning level and requires consideration of flood impacts.</p> <p>The proposed basement works are below the flood planning level considered to be at medium to low risk of flooding. As such, flood protection is required for any future new buildings and basement car park entries.</p> <p>The proposal provides for the construction of basement levels B1 – B5 only and does not include establishment of the ground or lower ground levels on site which are the subject of the separate Tower DA (DA/47/2018).</p> <p>OSD calculations have been provided and the required storage capacity is proposed to be incorporated into the above ground building design.</p>	Yes / N/A
Clause 7.8 Development on land at 160–182 Church Street, Parramatta	This clause applies to the subject site being land marked “Area 3” on the Special Provisions Area Map. However, the clause relates to gross floor area provisions, which are not relevant to the subject basement application.	N/A

7. Draft environmental planning instruments

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

8. Development control plan

8.1 Parramatta Development Control Plan 2011

The purpose of the DCP is to supplement the Parramatta LEP 2011 and provide more detailed provisions to guide development. The relevant matters to be considered under the DCP for the proposed development are outlined in the below table.

Table 3: DCP 2011 Compliance Table

Provision	Comment	Complies
2.4.2 Water management	<ul style="list-style-type: none"> The site is flood affected however, the basement is proposed to be fully tanked in accordance with Council requirements. Protection of groundwater, stormwater and water quality, both during and post construction, can be suitably managed subject to the imposition of recommended conditions of consent. 	Yes
2.4.3 Soil management	<ul style="list-style-type: none"> Sedimentation controls during construction will be addressed by conditions of consent. The site has an acid sulfate soils classification of 5, however it is within 500m of Class 4 land and will result in excavation to a depth of more than 2m below the natural ground. The required excavations have however, been separately approved and appropriate conditions of consent applied to 	Yes

	<p>address acid sulfate soil management. An updated ASSMP has been prepared and appropriate conditions of consent are recommended, should the proposed works result in the disturbance of any acid sulfate soils or potential acid sulfate soil.</p> <ul style="list-style-type: none"> Salinity is not identified as a site constraint. 	
2.4.4 Land contamination	<ul style="list-style-type: none"> A Site Contamination Assessment Covering Advice for Stage 2 and Stages 5 and 6 and an overarching precinct Remedial Action Plan have been submitted with the application. These are considered appropriate and subject to conditions of consent; it is considered that the site is appropriate for the proposed future use (subject to a separate development application). Refer to section 11.6. 	Yes
2.4.5 Air quality	<ul style="list-style-type: none"> Dust control measures are to be required via conditions of consent to ensure that the proposed works do not result in adverse air quality impacts. 	Yes
3.37 Waste management	<ul style="list-style-type: none"> A condition of consent will be included that will require the submission of a Waste Management Plan to ensure adequate waste management during the proposed works. 	Yes
3.5 Heritage	<ul style="list-style-type: none"> Heritage considerations have been fully addressed - refer to section 11.7. 	Yes
4.3.3.7b Parramatta Square	<p><u>Objectives</u></p> <ul style="list-style-type: none"> The proposal is consistent with the stated objectives for Parramatta Square, as far as relevant to the proposed basement including: <ul style="list-style-type: none"> defined vehicular access to support the public space and provide access to and address points to buildings; allow opportunities for innovative planning and urban design; and provide appropriate solutions for an integrated approach to access, parking and servicing. <p><u>Access, Parking and Servicing</u></p> <ul style="list-style-type: none"> The proposal is generally consistent with the relevant access, parking and servicing objectives. The new building (subject to a separate DA) will address Darcy Street, Church Street (and Parramatta Square), provide limited vehicular access to the centre of the site and will ensure that Parramatta Square acts as the gateway to the Parramatta Railway Station and Bus Interchange. C1 – the proposal is consistent with the pedestrian and access arrangements shown on Figure 4.3.3.7.5 and public spaces principles shown on Figure 4.3.3.7.3. The proposal does not provide for vehicular access to the Square from Darcy Street at grade, however access is provided underground through a shared basement arrangement. This is appropriate and will minimise the potential for conflict between vehicles and pedestrians. It will also ensure the Square is a highly pedestrianised environment. C2 – not applicable. Access and servicing is proposed via the shared basement beneath Parramatta Square, as a better access solution. C3 – electric charging stations can be dealt with via condition. C4 – the proposed design will provide for public access along Darcy Street. C5 – 671 bicycle spaces and end of trip facilities are proposed to be provided within the shared basement. Public facilities are proposed to be conditioned. 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>

	<ul style="list-style-type: none"> • C6 – in previous applications Council's service manager of traffic and transport confirmed that the most appropriate location for car share spaces for the commercial buildings is in the Council parking area to be provided in the shared basement. Council will negotiate the provision of these spaces in accordance with it's car share policy that is currently being developed. • C7 – written evidence of car share offer is unnecessary given the above. • C8 – not applicable • C9 – the plans include details of pedestrian and cycle access arrangements. These are considered to be appropriate. • C10 – The revised traffic report submitted with the application includes a detailed assessment of the precinct wide implications of the proposal. This is considered to be acceptable by Council's independent traffic consultant and of service manager of traffic and transport. 	<p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>
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9. Planning Agreements

The subject application includes a letter confirming that it is the applicant's intention to enter into a voluntary planning agreement (VPA) in lieu of the 3% section 7.12 levy provided for under Parramatta City Centre Section 94A Contributions Plan. The VPA offer has an estimated value of \$795,390.12 based on 3% of the estimated cost of works of \$26,513,004.00 in accordance with clause 25J of the Environmental Planning and Assessment Regulation 2000.

The submitted letter of offer notes that the nature and extent of the provision to be made by the developer under the VPA relates to the Parramatta Square public domain works to be negotiated. The letter of intent notes that Council has released an enhanced concept design for the public domain which sets out the vision for a world-class public space that meets the needs of the residents, commuter and visitors to the City, as well as Council's vision for a preeminent civic and ceremonial space fit for public events. The offer also notes that the VPA relates to stage 3 and stage 4 Parramatta Square, which are also being developed by Walker.

The letter of offer notes the VPA will potentially include:

- A "digital carpet" paving treatment demonstrating Smart City initiatives at the entrance to Council's civic and community building at stage 5 Parramatta Square;
- The digital carpet can be designed to be interactive and can incorporate:
 - Innovative paving design to general sound and power;
 - Spectacular lighting displays;
 - Public art installations; and
 - Holograms.
- A series of pop-up 'billabongs' (water pools) at stage 5 Parramatta Square that can be turned on and off as required to not only encourage kid's play, but also react to the heat of the day as a cooling mechanism; and
- Grassed terracing to Church Street at stage 8 Parramatta Square.

Having regard to the above, it is considered appropriate that a condition of consent be included regarding the proposed VPA. In addition, a section 94A contribution conditions is also proposed in case a VPA is not proceeded with.

10. The Regulations

Clause 92 of the Regulations prescribes certain matters to be considered by a consent authority in its determination of a development application. There are no matters that are relevant to the proposed development.

Division 8A of the Regulations sets out prescribed conditions of consent, which have been included in the proposed conditions for this development, including a condition relating to shoring and adequacy of adjoining property.

11. The likely impacts of the development

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* specifies the matters which a consent authority must consider when determining a development application. These matters are addressed below.

11.1 Context and setting

The Land and Environment Court planning principle on “compatibility with context” as established in *Project Venture Developments v Pittwater Council* provides the following test to determine whether a proposal is compatible with its context:

Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites?

Response

This proposal will not result in any adverse physical impacts as follows:

- Site works and alterations to the ground profile are appropriate and will provide appropriate site levels for the new Parramatta Square and a shared basement which will service all lots surrounding the Square and itself, thus minimising potential vehicular impacts and potential pedestrian conflicts;
- Flooding constraints can be properly managed and flood mitigation measures incorporated into the design, subject to further detail (condition recommended);
- Appropriate arrangements are able to be achieved for the collection and disposal of stormwater;
- Arrangements for vehicle access, and traffic generation will not compromise safety for road users, and will not reduce the efficiency of the local road network;
- The design and location of the proposed basement will not preclude surrounding land from being developed in accordance with planning controls; and
- The proposed basement will not generate noise or any other impacts that would be to the detriment of adjacent and surrounding sites.

Is the proposal's appearance in harmony with the buildings around it and the character of the street?

Response

- Not applicable, as the proposal relates to a below ground basement only.

Having regard to the above assessment, it is considered that the proposed basement is compatible with the site context and setting.

11.2 Site works

11.2.1 Excavation

Excavation does not form part of the subject application, which has already been approved under DA/351/2017 and DA/436/2016. Standard conditions of consent are however proposed consistent with the requirements of these approvals.

11.2.2 Utility services

The proposal provides for the extension / augmentation of all services to meet the anticipated demand loads of the development in accordance with service providers specifications. The Existing Infrastructure Services report (WSP Parsons Brinckerhoff, Revision 5 dated 20.10.2015) submitted with the application considered the future development of all sites within Parramatta Square and notes that all services can be extended and/or augmented to service the development to meet the anticipated demand loads. It is considered that this matter can be addressed via a condition of consent.

In terms of location of services, it is generally proposed to relocate existing services in Darcy Street to the southern footpath. Council's Assets team has noted that further consultation with service providers will be required. This can similarly be addressed via a condition of consent.

11.3 Access, parking and traffic

The proposal provides for the construction of a new 5 level basement connecting to the approved super basement beneath Parramatta Square with shared access off Smith / Darcy Streets and Macquarie Street (via 3PS). As noted above, the proposed basement is to service the future development on development sites 6 & 8 PS above, which is the subject of separate development application DA/47/2017. A traffic impact assessment has been prepared by WSP and has been submitted with the application. The TIA updates the previous assessment prepared by GTA Consultants and submitted with the DA for 4&6 PS (DA436/2016) which was approved by the Sydney Central City Planning Panel on 18 November 2016. The report notes that it should also be read in conjunction with the Parramatta Square Traffic & Pedestrian Access Strategy prepared by Traffix in 2013. The TIA has been amended following lodgement and comments have been provided by RMS. Council's traffic specialist has reviewed the design of the basement while independent traffic experts Varga Traffic Consulting has reviewed the traffic impacts of the proposed basement from a strategic perspective.

11.5.1 Operational impacts

The amended TIA by ARUP, which was endorsed by independent traffic specialist, Varga Traffic Consulting, concluded that the external road network is expected to accommodate the Parramatta Square development traffic during peak periods. Although congestion is evident along Station Street (South) during the AM peak period, this is considered to be mainly a result of the increase in northbound through traffic volumes. RMS assessed operational impacts and subsequently granted the proposal concurrence on 17 July 2018, subject to the imposition of recommended operational conditions of consent. These conditions are recommended to be included in any approval.

11.5.2 Construction Impacts

Standard conditions have been recommended, including the provision of a construction traffic management plan to the satisfaction of Council's manager of traffic services, prior to the commencement of works. The conditions recommended are similar to ones imposed on consents for the adjoining portions of the Parramatta Square super basement.

11.5.4 Parking supply

Clause 7.3 of Parramatta LEP 2011 prescribes a maximum parking supply rate for various uses within the city centre consistent with the plan aim: “(d) to *improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling*”. Based upon the proposed gross floor area (GFA) of the 6 & 8 development (DA/47/2018) the basement is proposed to service; the proposed buildings generate a maximum parking requirement of 1,397 spaces. The proposal seeks approval for a total of 463 car parking spaces within the basement, which is considered satisfactory by Council's traffic specialist and independent traffic experts Varga Traffic Consulting, given the location of site immediately adjacent to Parramatta Railway Station, Bus Interchange and a future light rail stop.

Having regard to the above, recommended conditions of consent and further information to be provided for approval, it is considered that the proposed development is acceptable in terms of traffic, parking and access arrangements and will not result in any adverse impacts.

11.5.5 Pedestrian Impacts

A pedestrian impact assessment has been prepared by WSP and has been submitted with the application. It was concluded that, with the addition of the subject development, the surrounding pedestrian infrastructure will continue to operate to a good or satisfactory level of service.

11.4 Sustainability

The proposed development is being designed to meet BCA energy efficiency requirements through the Deemed –to-satisfy or Alternative Solutions Approach provisions in the BCA. The National Construction Code (NCC) Building Code of Australia (BCA) section J sets minimum energy performance requirements of all new development and which covers building fabric and glazing thermal performance, air-conditioning, ventilation, lighting, power and hot water.

Further development within Parramatta Square is required to achieve a minimum 5 Green Star Rating under the Green Building Council of Australia. The Ecologically Sustainable Development Report submitted with the application includes sustainability measures that would result in a development that achieves a minimum 5 Star Green Star rating under the new Design and As Built V1 tool introduced in October 2014 instead of the Office V3 rating. This rating equates to ‘Australian Excellence’ in sustainable design. Further Parramatta DCP 2011 requires a 4.5 star National Australian Built Environment Rating System (NABERS) Energy rated building. The ESD report also notes that the proposed building is aiming for a 5 star NABERS Energy Base building rating representing ‘excellent’ performance.

Standard conditions of consent are proposed in relation to sustainability.

11.5 Subdivision and easements

The application does not seek approval for subdivision. Any future application to subdivide including stratum subdivision of the basement would be the subject of a future development application. Issues to be addressed by way of easements and/or rights of way are:

- sharing of the common basement driveways by the various development sites and the Council owned car park;
- vehicular access through 3PS Macquarie Street drive structure to provide access to 6 & 8 development;
- the dedication of Darcy Street back to Council; and
- provision for Sydney Water employees/visitors to use Darcy Street.

11.6 Contamination and Acid Sulfate Soils

Contamination

The subject land, and the broader Parramatta Square Precinct, is known to be contaminated. A number of contamination assessments have been prepared for the Precinct and submitted with various development applications.

In relation to the current DA, two Site Contamination Assessment Advices has been submitted which together cover the entire Precinct (sites 2 - 7PS inclusive), as well as an overarching precinct wide Remedial Action Plan (RAP).

Excavation of the entire site has previously been approved (DA351/2017 and DA436/2016) and all fill material and underlying shallow soil is to be removed from site as a result. The proposed management of any contamination is therefore primarily concerned with the implementation of appropriate controls during excavation and off-site disposal activities. The conditions imposed on DA351/2017 and DA436/2016 address these matters.

Notwithstanding, the RAP also submitted with the subject application provides guidance for the management of excavated material and requirements for validation of the remediation works. A remedial options assessment identified off-site disposal of impacted fill as the preferred remedial strategy, given that the overall development master plan includes the construction of basement levels across the vast majority of the development footprint.

The RAP concludes that subject to the measures outlined in the report and the recommendations, the site can be made suitable for the intended future uses (subject to separate development application) and that the risks posed by contamination can be managed to adequately protect human health and the environment during and following the works.

Council's Environment and Health Compliance Team has reviewed the submitted reports and has concluded that the reports are satisfactory in their scope and detail, and adequately address contamination concerns for the proposed development and specific remediation in accordance with SEPP 55. Accordingly, standard conditions of consent have been recommended.

Acid Sulfate Soils

The site is situated within an area of acid sulfate soils Class 5, however is within 500 metres of Class 4 soils and as such, development consent is required for the carrying out of works at depths beyond two metres of the existing natural ground surface.

An Acid Sulfate Soil Management Plan (ASSMP) has been submitted with the application. The ASSMP concludes that there is no indication of the widespread presence of acid sulfate soils, but results from alluvial soils close to the site do indicate the potential presence of PASS material at depth within similar alluvial soils to those present on the site. The ASSMP therefore provides a methodology to manage risks associated with the proposed works to minimise any environmental risks associated with the potential disturbance of ASS materials.

Council's Environment and Health Compliance Team has previously reviewed the submitted reports and advise that further investigation including laboratory analysis of alluvial soils underlying the site is recommended, prior to commencement of excavation works to confirm possible management requirements should potential acid sulfate soils (PASS) material extend beneath the site. A condition of consent has been applied to the relevant excavation DAs to require a detailed acid sulfate soil management plan to be submitted, prior to the issuing of a construction certificate. Accordingly, it is considered that this matter has been adequately addressed.

11.7 Heritage

The site does not contain any known heritage items. Archaeological excavation works are approved under separate development consent (DA/319/2016) for the removal of the former Convict Drain heritage item on the site and 1 to 2 metres of topsoil across the site. Relevant Section 140 and Aboriginal Heritage Impact Permits are in place for these works. Any unknown heritage finds on the site can be addressed by condition of consent.

The site is located immediately to the south of Parramatta Town Hall (and potential archaeological site) – Item 650, albeit underground. The proposed basement has been setback from the historic Parramatta Town Hall to protect any potential archaeological resources in this area. Other than this, it is considered that the proposal will not have any heritage impacts being wholly located underground. Appropriate conditions are however recommended, to prevent any potential vibration impacts. This includes dilapidation surveys, vibration and structural vibration monitoring consistent with other previous approvals.

It is considered that the recommended conditions of consent as outlined above will ensure that any potential impacts on heritage items in the vicinity will be avoided or mitigated.

11.8 Noise and Vibration

Construction noise and vibration is addressed in the preliminary Noise and Vibration Impact Assessment Report prepared by WSP and the Construction Management Plan prepared by CPB Contractors Pty Ltd, which accompany the application. These reports identify a series of recommendations to maintain noise and vibration impacts at acceptable levels, including the preparation of a detailed Construction Noise and Vibration Management Plan (CNVMP). The recommended mitigation measures will be required to be implemented by way of conditions of consent.

Further, specific mitigation and management measures are proposed consistent with other previous approvals, as outlined above in relation to vibration impacts on nearby heritage items. Conditions of consent are proposed in this regard.

Having regard to the above, it is considered that any noise and vibration impacts can be adequately mitigated by way of the proposed conditions of consent.

11.9 Water Management

Flooding

The Parramatta Square development area is considered to be flood prone land with a medium to low risk of flooding. The subject site is at or below the flood planning level. As such, flood protection is required for any new buildings and basement car park entries.

A Flood Risk Assessment has been prepared by BG&E Pty Ltd and submitted with the application, which advises that the early works (previously approved) are designed to accommodate a building that has integrated minimum floor levels and free board allowances consistent with flood modelling.

It is considered that the proposed development is compatible with the potential flood hazard of the land and is not likely to adversely affect flood behaviour, provided relevant conditions of consent are imposed. Conditions of consent are proposed including the requirement for a Construction Soil and Water Management Plan to address (amongst other matters) how the excavation and surrounding land are to be protected from the ingress of rainwater and overland flooding.

Groundwater impacts

The proposed basement structure extends well below the groundwater level and as such, its construction is deemed as an aquifer interference under the NSW Aquifer Interference Policy. General terms of approval have already been issued for this under the early works DAs (DA/351/2017 and DA/436/2016) and in accordance with the *Water Management Act 2000*.

Water quality during construction

An erosion and sediment plan has been submitted with the application, identifying proposed methods to manage potential erosion and sedimentation during construction.

Conditions of consent are proposed including the requirement for a Construction Soil and Water Management Plan incorporating measures to prevent sediments or contaminants from entering the local water system.

11.10 Air Quality

Dust is anticipated during the construction period. Conditions of consent are recommended to require dust control measures to be implemented to mitigate any potential impacts.

11.11 Utilities

Endeavour Energy were notified of the development application and advised they have no objections to the proposed works, provided there is no impact on its easements and/or protected assets. Standard conditions of consent are recommended.

11.12 Waste Management

A Waste Management Plan has been submitted with the application, which is generally considered appropriate subject to standard conditions of consent.

11.13 Visual Impacts

Visual impacts will be minimised by a condition of consent requiring the submission of a hoarding plan which takes into account the strategic importance of the site as part of the overall Parramatta Square development precinct. Any visual impact will be temporary only and will be mitigated by proposed hoardings.

11.14 Public Domain

The proposed plans were amended through the process and no part of the basement now sits under Church Street. This is supported by Council's urban design and public domain technical specialists as it ensures that the Church Street Mall will remain unambiguously public space and will allow for maximum opportunities for the planting of new large trees as part of the future above ground application.

11.15 Other Construction Impacts

Conditions of consent are proposed to ensure the minimisation of construction impacts, including a condition requiring adherence to Council's standard hours of construction, being:

- 7am to 5pm Monday to Friday;
- 8am to 5pm on Saturdays; and
- No work to be carried out on Sundays or public holidays.

Submission of a Construction Environmental Management Plan will also be required.

12. Site suitability

Having regard to the characteristics of the site and its location within Parramatta Square, the site is considered suitable for the proposed development.

13. Submissions

The application was notified in accordance with Parramatta DCP requirements for a 32-day period between 15 February – 19 March 2018. Two submissions were received including one from Anthony Rowan Pty Ltd on behalf of AREF, the owner of the adjacent Sydney Water building at 2 Smith Street. The submission raises concerns regarding the impact of the proposed development on access into and out of the Sydney Water building basement car park and in particular the location of the dive structure, which provides access to the super basement beneath Parramatta Square. The submission objects to the proposal in so far as it prevents cars exiting the Sydney Water basement from turning left on Darcy Street toward Smith Street. Rather the proposal provides that Darcy Street would be one way in a westerly direction (that is, away from Smith Street). Concern has been raised that although this arrangement may have been approved in the previous DA for 4&6PS, it was not explicitly stated in the documentation and accordingly the objector was unaware of this material impact on its property.

Further, the objection indicates that the 4&6 PS plans (both original and modification) are inconsistent when illustrating the location of the dive structure and that recent approved plans have opened up the opportunity for east bound access to be available (having regard to location of dive structure hard up against the Sydney Water site boundary).

The Sydney Water access arrangements and the location of the dive structure to the super basement were approved in the 4&6 PS and the subject application is consistent with this arrangement. Council's traffic engineers have also advised that the approved arrangements are appropriate and that left out movements from the Sydney Water basement would adversely affect the surrounding road network.

A further submission was received from a member of the public who raised general concerns regarding the proposed development of 6&8PS. Matters raised include height, FSR variation, lack of public open space provision, overshadowing, lack of amenities provision, lack of provision of spaces for civic functions, inadequate access for disabled persons; lack of infrastructure to support the density of the development; traffic/parking impacts; Sydney Trains capacity; lack of S94 payment; noise impacts; inappropriate street planting; objection to digital carpet; underground parking provision; podium design; landscaping in square; layout for commercial lobbies; and re-naming of corner of the building. These matters with the exception of disabled access and underground basement car parking are not relevant to the subject application. Disabled access and the design of the basement car park have been assessed as satisfactory.

14. Public interest

The proposed development will allow for the construction of a basement car park to support the future redevelopment of this part of the Parramatta Square precinct for a commercial office tower and function centre (subject to a separate application) consistent with the site zoning and recent development in the area. The design of the proposal is appropriate and the amenity of adjoining properties will not be detrimentally impacted as a result of the

proposal. For these reasons, the proposed development is considered to be in the public interest.

15. Parramatta City Centre S94A development contributions plan

As the cost of works exceeds \$250,000, payment of a 3% contribution is required and is to be addressed by way of a condition of consent. In addition, a condition is proposed to allow payment by way of a VPA should this be proposed and agreed.

Summary and conclusion

The application has been assessed in accordance with 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.

RECOMMENDATION

That the Sydney Central City Planning Panel, as the determining authority, grant consent to Development Application No. DA/46/2017 for the construction of a 5 level basement carpark accommodating 463 car spaces and parking for 671 bicycles, loading and servicing bays, end of trip facilities, services, building servicing and storage and bicycle parking at 6 and 7 Parramatta Square, Parramatta (now known as 6 & 8 Parramatta Square) for a period of five (5) years for physical commencement to occur from the date on the Notice of Determination subject to the conditions in Attachment 1.