

## 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 and Lindsay Fletcher
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Cr Steven Issa and Cr Sameer Pandey declared a conflict of interest and did not participate in consideration of this application.

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 – 2018SWC068 – LGA – City of Parramatta – DA/436/2016/H at 4 and 6 Parramatta Square (12-38 Darcy Street, 14A and 21R Darcy Street, 160-162 Church Street, 119Z Macquarie Street and 1A Civic Place, Parramatta) (as described in Schedule 1)

### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and 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 THE DECISION

The Panel determines this application to modify the approved development for the following reasons:




1. The modified development is substantially the same as that which was originally approved.
2. The modified development will have essentially the same impacts on the built and natural environment as the originally approved development and these impacts were found to be acceptable.
3. The development as modified will remain consistent with the reasons given for the original approval.

### CONDITIONS

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

**Panel note:** A representative from the adjoining building owner AREF expressed concern that the plans of this application appeared to change the dimensions and position of the dive ramp in such a way that no left turn will be offered to the building. The Panel, in approving this application,

does not in any way change the dimensions or position of the dive ramp as it is not part of this application.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC068 – LGA – City of Parramatta – DA/436/2016/H
2	PROPOSED DEVELOPMENT	<p>Section 4.55(2) modification to DA/436/2016 which provides approval for the construction of a mixed use development comprising three podium levels with two commercial office towers above, three levels of basement parking and the creation of new areas of public domain. Works also include rebuilding of the Darcy Street road way and retaining walls and associated re-instatement of services, landscaping and further public domain works surrounding the buildings. The approved development also provides a direct pedestrian connection into the Parramatta Railway Station Concourse connecting the Station to the new Parramatta Square.</p> <p>The tower of 4PS as approved comprises 32 storeys excluding plant (maximum 152.9m / RL164.10) above the podium (i.e. total of 36 storeys). The tower of 6PS is approved to be 27 storeys excluding plant (maximum 133.7m / RL144.85) above the podium (i.e. total of 31 storeys). The approved development has a GFA of 122,236m<sup>2</sup> (FSR of 9.58:1) comprising 117,926m<sup>2</sup> of commercial floor space and 4,310m<sup>2</sup> of retail floor space.</p> <p>The approved (as modified) 4 basement levels (plus mezzanine) below ground comprise a shared basement with parking for 573 cars extending beneath the future Parramatta Square with access from Smith Street to the east and through 3PS to the north to Macquarie Street.</p> <p>The proposed modifications include amendments to the extent</p>

		<p>of the basement and podium slabs, relocation of terrace floors and plant, provision of a wintergarden on Level 28, incorporation of atriums, reduction in office floor heights, conversion of plant to office use, increase in louvre heights, two-metre recess on the northern façade of level 34, level 34 mezzanine, and the roof and relocation of building maintenance unit. Approved car parking will also be reduced from 573 to 571 spaces.</p> <p>The subject modification application is to be determined by the Sydney Central City Planning Panel. The application is also Nominated Integrated Development for the purposes of the Water Management Act 2000.</p>
3	STREET ADDRESS	4 and 6 Parramatta Square (12-38 Darcy Street, 14A and 21R Darcy Street, 160-162 Church Street, 119Z Macquarie Street and 1A Civic Place, Parramatta)
4	APPLICANT/OWNER	<p>Applicant - Walker Parramatta Square Developments Pty Ltd</p> <p>Owner - Walker Parramatta Square Developments Pty Ltd and City of Parramatta Council</p>
5	TYPE OF REGIONAL DEVELOPMENT	Pursuant to Clause 20 of State Environmental Planning Policy (State and Regional Development) 2011, the proposal is a s.4.55(2) modification to an application for Council related development with a capital investment value of over \$5million.
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 No. 55 (Remediation of Land)</li> <li>○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX)</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</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</li> </ul>

		<p>impacts on the natural and built environment and social and economic impacts in the locality</p> <ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 25 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 - Mrs Boesel and John Zorzetto</li> <li>○ On behalf of the applicant – Sylvia Hrovatin</li> <li>○ On behalf of the council – Helena Miller</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Final briefing meeting to discuss council's recommendation, 4 July 2018 from 2.50pm to 3.03pm. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher.</li> <li>○ <u>Council assessment staff</u>: Helena Miller – Independent Planning Consultant.</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approved subject to revised conditions
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report