

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	9 October 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Stuart McDonald
APOLOGIES	David Ryan
DECLARATIONS OF INTEREST	Sameer Pandey and Martin Zaiter declared conflict of interest as they participated at the council meeting for planning proposal for this site.

Public meeting held at Rydalmere Operations Centre, City of Parramatta on 9 October 2019, opened at 2.00pm and closed at 2.10pm.

MATTER DETERMINED

2018SWC082 - City of Parramatta – DA/480/2018 at 180 George Street and 180A, C & D George Street, Parramatta, Construction of 58 and 66 storey mixed used buildings over a podium on the corner of George Street and Charles Street, comprising two (2) new ground floor retail units, 5 levels of basement car parking, a child care centre, a commercial gym, 271 services apartments and 753 residential units (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development exhibits design excellence and is generally within the envelope given in the site-specific zone and DCP.
2. The proposed development is consistent with the principal development standards – height and floor space ratio and satisfies the design principles given in SEPP65.
3. The proposal's impacts on the locality will be acceptable.
4. The proposal will reinforce Parramatta CBD's role as a major residential and commercial centre. It will also add to the stock and range of housing available in the CBD thus improving housing choice and affordability.
5. The Panel deferred determination of the original application to make further consideration of the construction management and operation noise issues. More detailed plans that now have been provided and the Panel is satisfied that the associated issues have now been resolved.
6. The Panel has carefully considered all of the issues raised in submissions. A number of the concerns raised are considered to be ill-founded because the proposal is generally consistent with the applicable development standards. Many other concerns will be addressed by conditions to be

imposed. The remaining issues are not of sufficient magnitude to warrant refusal of the application.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment.

- New condition to be included, to read as follows:
That for the first ten levels of the building, inclusive of the podium, all windows are to comprise 13.2mm glazing and acoustic sealing for the purpose of acoustic protection of residents. Details to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.




Reason: To protect the amenity of future residents.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition. The following issues were raised:

- Loss of solar access;
- Loss of view;
- Construction disruption;
- Glare;
- Privacy;
- Infrastructure capacity;
- Parking;
- Noise;
- Construction management;
- Demolition on Saturdays;
- Bulk and scale;
- Wind impacts;
- Public domain improvements;
- Application of design excellence;
- Use of serviced apartments as residences;
- Inconsistency with planning proposal;
- Planting of Charles Street Square;
- Safety during construction;
- Ongoing safety;
- Heritage impacts.

The Panel considers that concerns raised by the public have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel believes that these issues raised are either not relevant or inconsequential or have been addressed by appropriate conditions imposed on the consent.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Stuart McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC082 - City of Parramatta – DA/480/2018
2	PROPOSED DEVELOPMENT	Construction of 58 and 66 storey mixed used buildings over a podium on the corner of George Street and Charles Street, comprising two (2) new ground floor retail units, 5 levels of basement car parking, a child care centre, a commercial gym, 271 services apartments and 753 residential units.
3	STREET ADDRESS	180 George Street and 180A, C & D George Street, Parramatta
4	APPLICANT/OWNER	Applicant – Karimbla Construction Services (NSW) Pty Ltd Owner – Karimbla Construction (No13) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – (Design Quality of Residential Apartment Development) State Environmental Planning Policy No. 64 – Advertising and signage Draft State Environmental Planning Policy (Environment) 2017 Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation</i> 2000 Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Addendum report: 26 September 2019 Original Council assessment report: 19 July 2019 Written submissions during public exhibition: 5 Verbal submissions at the public meeting 31 July 2019: <ul style="list-style-type: none"> In support – nil In objection – Kaul Kuipers, Adam Byrnes and Schandel Fortu Council assessment officer – Myfanwy McNally and Jonathan Cleary On behalf of the applicant – Walter Gordon Verbal submissions at the public meeting 9 October 2019: <ul style="list-style-type: none"> In support – nil In objection – Adam Byrnes

		<ul style="list-style-type: none"> ○ Council assessment officer – Myfanwy McNally and Jonathan Cleary ○ On behalf of the applicant – Walter Gordon
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 6 March 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Peter Brennan ○ <u>Council assessment staff</u>: Jonathan Cleary and Liam Frayne • Site inspection: 31 July 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald and David Ryan ○ <u>Council assessment staff</u>: Myfanwy McNally and Jonathan Cleary • Final briefing to discuss council's recommendation, 31 July 2019, 11.30am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Stuart McDonald ○ <u>Council assessment staff</u>: Myfanwy McNally and Jonathan Cleary • Public meeting: 31 July 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald and David Ryan ○ <u>Council assessment staff</u>: Myfanwy McNally and Jonathan Cleary • Final briefing to discuss council's recommendation, 9 October 2019, 1.00pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Stuart McDonald ○ <u>Council assessment staff</u>: Myfanwy McNally and Jonathan Cleary
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report