

BRIEFING DETAILS

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| BRIEFING/DATE/TIME | 07 October 2020 10.30am to 10.50am |
| LOCATION | Teleconference |

BRIEFING MATTER

PPSSCC-141 – City of Parramatta - DA/443/2020

5A Fleet Street, North Parramatta

Alterations and additions to Buildings C104, C104A, C107, part C109 and C111, including demolition/removal of later additions, and the adaptive re-use of Buildings C014, C107 and Part C109 as office premises (Western Sydney Startup Hub - STHUB).

PANEL MEMBERS

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| IN ATTENDANCE | Abigail Goldberg – Chair Gabrielle Morrish Sameer Pandey Martin Zaiter |
| APOLOGIES | David Ryan |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Thomas Fernandez |
| OTHER | Suzie Jattan – Panel Secretariat |

KEY ISSUES DISCUSSED:

- The proposal is part of the Parramatta North Urban Transformation Project (PNUT). The site and buildings are part of the 'Parramatta Female Factory and Institutions Precinct' and are on the National Heritage List. The site and proposal is therefore subject to the Environmental Protection and Biodiversity Conservation Act 1999. As such a self-assessment can be used.
- Council has had the self-assessment report peer reviewed and informal advice indicates no issues were identified with the assessment and conclusions.
- Council noted the application was primarily focused on the change of land use for the site and buildings as all heritage concerns were captured by the S60 approvals.
- The Council noted that:
 - All referrals to date on the proposal had been supportive
 - The existing building appears to be constructed over an old stormwater pipe and the impacts of potential blockage of this pipe required additional consideration
 - The site is above the 1:100 flood level and river flooding impacts were being considered.

- 35 submissions had been received and the recurrent issue raised was concern with the adaptive reuse of the buildings for a commercial use and that the proposed use may not be culturally appropriate given its history.
- There was no set date as yet for the proposal to return to the panel for determination as the cultural impacts and public interest of the proposal is still an area of particular focus.
- The Panel discussed:
 - The history of the female factory was particularly culturally significant and needed to be addressed with sensitivity.
 - The applicant needed to demonstrate that they have adequately liaised with and considered issues raised by stakeholders in submissions. This is a government project and must address these issues.
 - The relationship of this site with the recent Aboriginal Land Claim site should be considered and may require consultation. Council responded that the land claim affected land within the wider precinct but not adjacent to the site.
 - The removal of existing openings to the northern elevation of Building C111 and whether the strategy adopted of indented stonework to mark openings was appropriate given the significance of the building.
 - Impacts of flooding on the proposal and ensuring these issues were fully addressed.
 - The adaptive reuse of the existing heritage buildings involves both external and internal changes but not extensive new construction beyond these changes.
 - Council should ensure that the proposed change of use to commercial offices, café and community use is appropriate to and empathetic with the significance of the site and buildings both in terms of impacts to the physical fabric and its cultural significance.