

BRIEFING DETAILS

BRIEFING/DATE/TIME	3 February 2021 9.30am to 10.23am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-166 - DA/712/2020 – City of Parramatta - 110 George Street, Parramatta, Concept development application for building envelopes containing commercial premises and hotel accommodation, and detailed proposal for demolition works of existing building and ancillary structures.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Gabrielle Morrish Noni Ruker
APOLOGIES	Martin Zaiter and Sameer Pandey
DECLARATIONS OF INTEREST	David Ryan advised that he provided planning advice to the landowner in relation to this site a few years ago.

OTHER ATTENDEES

COUNCIL STAFF	Alex McDougall – Executive Planner, City Significant Development Myfanwy McNally - City Significant Development Manager
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Concept proposal for envelopes over the site must demonstrate design excellence.
- Key issues –
 - The Panel is concerned about the potential bulk and scale of the built form within the Concept Plan's southern tower envelope, and notes that the Applicant has not proposed a concept plan condition (or prepared a site specific DCP) to achieve refinement of this envelope for the final building bulk.
 - The Panel is cognisant that the State Government is considering applying % floor area limitations to control maximum building footprints based on the capacity of the site and the desirability for smaller footprint floorplates in other locations. The Panel considers that this approach may also be suitable for this concept plan, potentially combined with a site specific DCP to manage aspects such as internal site setbacks, maximum tower façade lengths, locations of future publicly accessible space, connections and links, and vehicle access. Further work is however required in this regard.
 - The Panel notes that in the event that the Applicant chooses not to adopt a site-specific DCP approach to manage bulk, the Panel would seek to reduce the extent of the proposed

southern envelope in the current Concept Plan or condition limitation of the future building bulk within the envelope.

- The Panel notes that the DCP requires a 20m tower setback along George St but that Council's urban design team supports a reduction of this setback to 12m (due to the existing and developing context around the site). The Panel is comfortable with a 12m setback under the circumstances.
- The Panel notes that a design response will be needed to manage the ground level public domain flood interface whilst enabling the podium to reinforce street surveillance and activity.
- The Panel notes that a regional cycleway is proposed along the southern boundary of the site in the exhibited Draft CBD LEP. The LEP proposes a 2m land acquisition along the southern site boundary.
- The Panel considers that the western boundary setback to the tower envelopes should be informed by wind amelioration requirements for the proposed western pedestrian link. The Panel notes that this may require an increased setback beyond the 6m proposed for the tower envelopes. The Applicant could consider whether a range of setbacks would assist with facade articulation and managing wind impacts.
- The Concept Plan includes an eastern undercroft link. The Panel notes this link is not required, or supported by Council officers. The Panel considers an eastern link could be compromised by the existing substation near that boundary and encourages the Applicant to relocate the area given to the eastern link to the western boundary.
- The Panel considers that the eastern part of the site is more suitable for the driveway location, and that this would be similar to the existing driveway location.
- The Panel supports pedestrian links that are of sufficient width to be meaningful, pleasant, safe and able to accommodate landscaping, as well as being open to the sky where possible.
- Based on safety concerns, the Panel considers that the setback for the western link could be increased to a total minimum width of 6m clear of all obstructions (including columns, stairs and escalators (taking account of the existing eastern setback at 32 Smith Street).
- The Panel encourages the Applicant to consider locating proposed plaza areas or pocket parks to the west of the site to enable a direct connection to the required link. This will improve the amenity and activation of this link and add to the ambiance and use of the laneway system through this part of Parramatta.
- The Panel notes that the Concept Plan Reference Design includes a centrally located east west link. This connection would link to the existing connections between the towers to the lots to the east and west of the site. The Panel supports this linkage and the larger open space (plaza) within the site.
- The Panel notes and supports Council in seeking legal advice in relation to the design excellence process and requirement for a design competition for the Concept Proposal.
- The Panel notes that Council seeks to minimise car parking on the site.
- The Panel considers that an Arborist Report and Landscape Concept Plan should be provided as part of the Concept Plan to be able to demonstrate design excellence.