

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	15 July 2021
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Noni Ruker, Ken McBryde, Martin Zaiter and Sameer Pandey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	David Ryan advised that he provided planning advice to the landowner in relation to this site a few years ago.

Papers circulated electronically on 8 July 2021.

#### MATTER DETERMINED

PPSSCC-166 - DA/712/2020 – City of Parramatta – (Lot 101 DP 789839) 110 George Street, Parramatta, Concept development application for building envelopes containing commercial premises (office/retail) and hotel accommodation, and Stage 1 detailed proposal for demolition works of existing buildings and tree removal (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed under item 6, 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report with amended conditions as detailed below.

The decision was **unanimous**.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with amendment to number 9 of the draft conditions of consent to read as follows –

##### Design

##### **Built Form Controls**

9. The future Stage 2 detailed Development Application must comply with the following built form requirements:

- a) The southern tower floorplate shall be limited to a maximum Gross Building Area (not including articulation) of 2,500m<sup>2</sup> and be contained wholly within the southern tower envelope outlined on the drawings hereby approved.
- b) The design of the commercial building is to demonstrate how the footprint adequately reduces visual bulk, provides daylight to internal spaces, and meets sustainability ratings. The maximum Gross Building Area of 2,500m<sup>2</sup> is considered an absolute maximum; where daylighting, ventilation and sustainability initiatives require a smaller footprint this is to be considered and explored.

#### PANEL COMMENTS

The Panel notes the following:

- The proponent has provided responses to comments previously put forward by the Panel.






- The realignment of the hotel building envelope to create a larger public space with improved sun access is acknowledged.
- The widening of the north-south and east-west pedestrian access ways through the site will result in a permeable ground level that connects successfully with adjoining sites and creates a variety of smaller, more intimate public spaces which complement the buildings uses, and is supported.
- The proposed through-site link on the eastern boundary should continue to coordinate with the through-site link on the adjacent property, and as far as possible be fully open to the sky.

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were two written submissions received during the public exhibition. These submissions raised issues of:

- Support for the north-south link along the eastern boundary;
- Support for the driveway on the north-western boundary, recommend shared crossing with adjoining property to west;
- Impact on adjoining heritage item;
- Flooding impacts.

The Panel has carefully considered the issues raised by submitters and believes that where possible they are addressed by the conditions recommended by Council. The Panel believes the issues do not warrant refusal of the application, which is generally compliant with the applicable zoning and planning controls.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Ken McBryde
 Noni Ruker	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-166 - DA/712/2020 – City of Parramatta
2	PROPOSED DEVELOPMENT	Concept development application for building envelopes containing commercial premises (office/retail) and hotel accommodation, and Stage 1 detailed proposal for demolition works of existing buildings and tree removal
3	STREET ADDRESS	(Lot 101 DP 789839) 110 George Street, Parramatta
4	APPLICANT/OWNER	Applicant - Longbow Asset Management Pty Ltd ATF

		Owner – Longbow Asset Management Pty Ltd ATF
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value (CIV) over \$30million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Parramatta Local Environmental Plan 2011</li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Draft Parramatta CBD LEP 2020</li> <li>Draft Parramatta Consolidated LEP 2020</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Contributions Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <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> </li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 8 July 2021</li> <li>Written submissions during public exhibition: 2</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li>Briefing – 3 February 2021</li> <li>Papers circulated electronically on 8 July 2021.</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report.