

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 March 2020
PANEL MEMBERS	Julie Savet Ward (Acting Chair), Garry Fielding and Richard Thorp
APOLOGIES	Abigail Goldberg, Gabrielle Morrish
DECLARATIONS OF INTEREST	<p>Martin Zaiter and Sameer Pandey declared a conflict for this item as they have participated in discussions of the planning proposal, as the Councilors of City of Parramatta Council.</p> <p>Jane Fielding advised that she has liaised previously with the Applicant and Owner on this site in regards to the potential planning work.</p> <p>David Ryan declared a conflict of interest for this item as he was a member of the Parramatta Local Planning Panel that gave advice to Council on the planning proposal for this site.</p> <p>Ken McBryde advised that he has a perceived conflict of interest as he has a professional relationship with Natasha of Investa.</p>

Public meeting held at Rydalmere Operations Centre on 12 March 2020, opened at 1.57pm and closed at 2:15pm.

MATTER DETERMINED

PPSSCC-25 – City of Parramatta - DA/517/2019 – Lot 2 DP 1119257, 10 Valentine Avenue, Parramatta – Construction of a 17 storey addition to an approved 14 storey mixed use building with the additional 17 storeys floor space being used only for purpose of office premises (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 is satisfactory having regard to the objectives and controls of the applicable planning framework, noting particularly compliance with Clause 7.17(2) of the Parramatta LEP 2011.
2. The design of the proposed development is supported by the Design Excellence Jury, which notes that the proposal is consistent with the original Design Excellence Competition winning scheme.
3. The proposed development is significantly separated from the nearby heritage item (Parramatta railway station) and will not present any adverse impacts on the significance of this item.
4. The proposed development is consistent with the vision and future direction planned for the Parramatta CBD.

5. The proposed development is satisfactory having regard to the relevant provisions of Parramatta DCP 2011.

CONDITIONS

The development application was approved subject to the revised conditions dated 5 March 2020 to development application no. DA/517/2019 for a 17 storey addition to an approved 14 storey mixed use building at Lot 2 DP 1119257, 10 Valentine Avenue, Parramatta, with the additional 17 storeys floor space being used only for purpose of office premises with the following amendments –

Condition 5 last paragraph is amended to read as follows –

The Principal Certifying Authority must be satisfied that the above matters have been complied with prior to the issue of a relevant Construction Certificate, in accordance with written confirmation from Group Manager Development and Traffic Services Unit (DTSU) City of Parramatta Council.

Condition 31 is amended to read as follows –

Prior to the issue of the relevant construction certificate, further analysis of the tower façade must be submitted to ensure solar reflections do not impact onto approaching motorists, train drivers or pedestrians.

Details demonstrating compliance are to be submitted to, and approved by, Council's Group Manager Development and Traffic Services Unit (DTSU) to the satisfaction of Council's City Architect prior to the issue of the relevant construction certificate.

Should specular type reflections be identified that exceed a reasonable disability glare and discomfort thresholds, additional elements (such as fins, or a similar suitable solution) should be included to mitigate sources of glare.

Reason: To have a minimal impact on road users and users of the public domain

Condition 66 is amended to read as follows –

Council's Design Competition Panel (Design Excellence Jury) shall review and comment on the completed development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury identifies matters which are not satisfactory, resolution to the Panel's satisfaction shall be required prior to the issue of the Occupation Certificate.




Reason: To ensure the proposal achieves design excellence

Delete Condition 77 - Any use of the premises as a Place of Public Entertainment is subject to further approval of Council.

Reason: To protect the amenity of the area.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes there were no written submissions made during public exhibition.

PANEL MEMBERS	
 Julie Savet Ward (Acting Chair)	 Garry Fielding
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-25 – City of Parramatta - DA/517/
2	PROPOSED DEVELOPMENT	Construction of a 17 storey commercial office addition to an approved 14 storey mixed use building
3	STREET ADDRESS	Lot 2 DP 1119257, 10 Valentine Avenue, Parramatta
4	APPLICANT/OWNER	Applicant – Investa Office Developments Owner – Australian Unity Investment Management Administration 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 64 – Advertising and Signage ○ 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 Environmental Planning and Assessment Regulation 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"> • Council assessment report: 12 March 2020 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Andrew Golden and Myfanwy McNally ○ On behalf of the applicant – Natasha Devlin, Sandra Robinson, Paul

		Reidy and Hugh Kelly
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 16 October 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan and Samer Pandey ○ <u>Council assessment staff</u>: Andrew Golden and Myfanwy McNally • Site inspection: 12 March 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Julie Savet Ward (Acting Chair) and Richard Thorp ○ Mr Fielding conducted site inspection prior to 12 March 2020. ○ <u>Council assessment staff</u>: Andrew Golden • Final briefing to discuss council's recommendation, 12 March 2020, 11.30am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Julie Savet Ward (Acting Chair), Garry Fielding and Richard Thorp ○ <u>Council assessment staff</u>: Andrew Golden and Myfanwy McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report