

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	23 August 2022
DATE OF PANEL DECISION	23 August 2022
DATE OF PANEL MEETING	23 August 2022
PANEL MEMBERS	Abigail Goldberg – Chair, David Ryan, Roberta Ryan, Jane Fielding, Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 August 2022.

MATTER DETERMINED

PPSSCC-351 - City of Parramatta - DA/240/2021 – 2 Palmers Street, Parramatta, Child Care Facility, Construction of a seven storey centre-based childcare facility to accommodate 184 children over two levels of basement car parking. The application is Nominated Integrated Development pursuant to the Water Management Act 2000.

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.

Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Parramatta Local Environmental Plan 2011 (LEP), that has demonstrated that:

- compliance with cl. 4.3 Height of Buildings is unreasonable or unnecessary in the circumstances; and
- there are sufficient environmental planning grounds to justify contravening the development standard

the panel is satisfied that:

- the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- the development is in the public interest because it is consistent with the objectives of cl. 4.3 of the LEP and the objectives for development in the B4 zone; and
- the concurrence of the Secretary has been assumed.

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

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.






The panel observed that a robust Design Excellence process had resulted in improvements to the building façade and other elements of the design, and the panel considered the resulting development to be well resolved. The panel also observed that transport and access issues had been resolved and conditions of consent applied to address these matters.

CONDITIONS

The development application was approved subject to the conditions of consent in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
<div>Abigail Goldberg (Chair)</div> <div></div>	<div>David Ryan</div> <div></div>
<div>Roberta Ryan</div> <div></div>	<div>Richard Thorp</div> <div></div>
<div>Jane Fielding</div> <div></div>	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-351 - City of Parramatta - DA/240/2021
2	PROPOSED DEVELOPMENT	Child Care Facility, construction of a seven-storey centre-based childcare facility to accommodate 184 children over two levels of basement car parking. The application is Nominated Integrated Development pursuant to the Water Management Act 2000.
3	STREET ADDRESS	2 Palmers Street, Parramatta
4	APPLICANT/OWNER	Parramatta P Holdings Pty Ltd ATF Parramatta P Holdings Discretionary Trust
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Industry and Employment) 2021; Parramatta Local Environmental Plan 2011 (PLEP 2011) Draft environmental planning instruments: <ul style="list-style-type: none"> Parramatta CBD Planning Proposal Draft Parramatta Local Environmental Plan 2020 Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 (PDCP 2011) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> 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 <p>The public interest, including the principles of ecologically sustainable development</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 11 July 2022 The height limit has been proposed to be varied by 4% Written submissions during public exhibition: Zero (0)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 21 April 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg – Chair, David Ryan, Roberta Ryan, Jane Fielding, Richard Thorp <u>Council assessment staff</u>: Myfanwy McNally, Jonathan Cleary Final briefing to discuss council's recommendation: 23 August 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg – Chair, David Ryan, Roberta Ryan, Jane Fielding, Richard Thorp <u>Council assessment staff</u>: Apoorva Chikkerur, Sara Smith, Claire Stephens
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

