

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	3 December 2020
PANEL MEMBERS	David Ryan (Acting Chair), Gabrielle Morrish, Ken McBryde, Martin Zaiter and Sameer Pandey
APOLOGIES	Abigail Goldberg
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 27 November 2020.

MATTER DETERMINED

PPSSCC-56 – City of Parramatta – DA/694/2019, 37-39 Smith Street, Parramatta, Construction of a 15 storey mixed use development comprising ground floor retail tenancies, 2 floors of commercial offices and a 239 room hotel with associated facilities (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report and considered that the resolution of the ground plane for the development was a positive outcome for Parramatta's future connectivity.




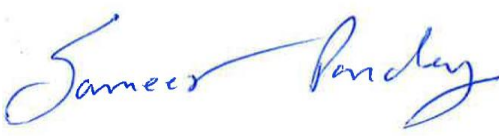
The decision was **unanimous**.


CONDITIONS

The development application was approved subject to the conditions attached to the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were no submissions received during the public exhibition process.

PANEL MEMBERS	
	
David Ryan (Acting Chair)	Ken McBryde
	
Gabrielle Morrish	Sameer Pandey

 Martin Zaiter	
---	--

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-56 – City of Parramatta – DA/694/2019
2	PROPOSED DEVELOPMENT	Construction of a 15 storey mixed use development comprising ground floor retail tenancies, 2 floors of commercial offices and a 239 room hotel with associated facilities
3	STREET ADDRESS	37-39 Smith Street, Parramatta
4	APPLICANT/OWNER	Applicant - Pro-Invest Australian Opportunity (ST) Pty Ltd Owner - Strata Plan 18880
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 • State Environmental Planning Policy (Harbour Catchment) 2005 • State Environmental Planning Policy (State + Regional Development) 2011 • Parramatta Local Environmental Plan 2011 ○ Draft environmental planning instruments: <ul style="list-style-type: none"> ▪ Draft CBD PP and Draft LEP Harmonisation PP ○ 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: 26 November 2020 • Written submissions during public exhibition: 0

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 3 June 2020 • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers circulated electronically on 27 November 2020 • Briefing to discuss council's recommendation, 1 December 2020, 9.30am. Attendees: • <u>Panel members</u>: David Ryan (Acting Chair), Gabrielle Morrish, Ken McBryde, Martin Zaiter and Sameer Pandey • <u>Council assessment staff</u>: Myfanwy McNally and Brad Roeleven • <u>Points discussed were</u> – • Key issues with the original DA which focused primarily on: <ul style="list-style-type: none"> ○ The design of the ground floor plane and the constraints created by the 24 hour bus lane in Smith St which precludes any vehicle access from that street. ○ The tension between all vehicles gaining access from Andrew Nash Lane and the required pedestrian link from Smith St through to the lane and in the future across the adjacent site to the west connecting to Horwood Place. ○ Council is satisfied with the final option provided which will resolve these issues and achieves visitor drop off within the building, a dedicated pedestrian link from Smith St to the laneway with bollards to protect pedestrians from vehicles accessing the site and the considerable extent of active frontages to both Smith St and the link. • Traffic movements occur within the laneway and will not impact the broader network and that Council's traffic engineers are supportive of the final resolution. • Concerns with vehicle queueing in the laneway and that Council's traffic engineers were satisfied that this could be managed, and that the car lift/stacker system was an appropriate outcome. • Car parking provision satisfies the LEP requirements. • The applicant has agreed the final recommended conditions of consent.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report.