

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2020
PANEL MEMBERS	David Ryan (Acting Chair), Noni Ruker, Sameer Pandey and Martin Zaiter
APOLOGIES	Abigail Goldberg, Ken McBryde and Gabrielle Morrish
DECLARATIONS OF INTEREST	Nil

Public meeting held by public teleconference on 9 December 2020, opened at 12.00pm and closed at 12:42pm.

MATTER DETERMINED

PPSSCC-88 – City of Parramatta - DA/655/2019, 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville, Demolition of existing structures including demolition of a local heritage item; site consolidation; and construction of a 25-storey mixed use building over one basement level for 373 residential apartments, 352 car parking spaces, landscaping and ancillary public domain works (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 listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Application to vary a development standard

Following consideration of matters discussed at meetings and briefings as well as a written request from the Applicant, made under cl 4.6 (3) of Parramatta Local Environmental Plan 2011 (LEP), that has demonstrated that:

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

the Panel is satisfied that:

- a) the Applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) 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 Mixed Use zone; and
- c) 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 development is permissible in the B4 zone and satisfies the requirements of all the applicable planning controls.
- The development will be compatible with the emerging and planned future character of the area.
- For the reasons above, approval of the application is in the public interest.

CONDITIONS

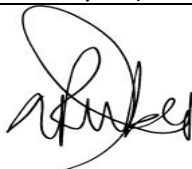
The development application was approved subject to the revised conditions of consent dated 9th December 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Building height and bulk incompatibility with surroundings;
- Obstruction of views to Sydney CBD from adjoining residential flat building at 65-71 Cowper Street;
- Traffic congestion and parking;
- Structural impacts to adjoining properties;
- Dust control;
- Privacy impacts to adjoining properties;
- Noise pollution;
- Overshadowing on adjoining properties;
- Increased crime;
- The locality does not have enough parks or retail amenities for residents;
- Obstruction of breezes to adjoining properties;
- Demolition of heritage item;
- Development is non-compliant with B4 zone;
- Too many high-rise developments in the area.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues, appropriate conditions have been imposed in the council assessment report.

PANEL MEMBERS	
 David Ryan (Acting Chair)	 Martin Zaiter
 Noni Ruker	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-88 – City of Parramatta - DA/655/2019
2	PROPOSED DEVELOPMENT	Demolition of existing structures including demolition of a local heritage item; site consolidation; and construction of a 25-storey mixed use building

		over one basement level for 373 residential apartments, 352 car parking spaces, landscaping and ancillary public domain works.
3	STREET ADDRESS	134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville
4	APPLICANT/OWNER	Think Planners/Starryland NSW Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Sydney Harbour Catchment) 2005 - State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development - State Environmental Planning Policy (BASIX) 2004 - Parramatta Local Environmental Plan 2011 - Draft environmental planning instruments: - Draft Parramatta Local Environmental Plan 2020 - Development control plans: - 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	- Council assessment report: 10 November 2020 - Written submissions during the public exhibition: 25 - Verbal submissions at the public meeting: - In support – Nil - In objection – Harjit Kaur, Jack Campbell and Harry Han - Council assessment officer – Sohini Sen, Ashleigh Kizana, Wendy Wang and Myfanwy McNally - On behalf of the Applicant – Schandel Fortu
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 14 May 2020 <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Sameer Pandey and Martin Zaiter <u>Council assessment staff</u>: Sohini Sen, Wendy Wang - Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually.

		• Final briefing to discuss council's recommendation, 9 December 2020, 11.00am (teleconference) Attendees: ○ <u>Panel members</u>: David Ryan (Acting Chair), Noni Ruker, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff</u>: Sohini Sen, Ashleigh Kizana, Wendy Wang and Myfanwy McNally <u>Matter discussed:</u> • Demolition of heritage item • Amenity of adjoining development • Traffic and parking issues • Through site link • Design review process and relationship with DCP • Adequacy of community open space
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with the council assessment report