



## OVERSHADOWING CONTROLS ON HIGH-RISE TOWER 'APPROPRIATE, SHOULD BE RETAINED': IPC

2 July 2018

Strict conditions placed on a proposed high-rise tower to prevent overshadowing in the heart of Parramatta are appropriate and should be retained, the state's Independent Planning Commission has recommended.

Holdmark Property Group requested a review of a gateway determination originally issued by the Greater Sydney Commission (GSC) that the planned high-rise tower at 197 Church Street must not overshadow Parramatta Square.

The developer has argued the proposed 250-metre building should be subject to existing 'solar access' controls under the Parramatta Local Environmental Plan which allow buildings to overshadow Parramatta Square for up to 45 minutes during the middle of the day.

The gateway determination was referred to the Independent Planning Commission (IPC) on 29 March this year for review.

IPC Chair, Professor Mary O'Kane AC, appointed a three-member panel – comprising Dianne Leeson (Chair), Mr Soo-Tee Cheong and Mr Stephen O'Connor – to undertake the review and provide advice.

The panel met with the proponent, representatives of the Department of Planning and Environment, GSC and Parramatta City Council, and visited the proposed site and surrounding areas, including Parramatta Square.

Having considered all the evidence and taken into careful consideration the issues raised by all parties, the IPC has today found the conditions imposed by the GSC in its gateway determination are appropriate and recommended they should be retained.

In formulating its advice, the IPC considered the proponent's concerns that "changes to the current [solar access] provisions would be highly restrictive on future development potential, not only of the site, but across the Parramatta City Centre."

It noted "the proponent has gone to significant lengths to prepare documents and plans showing a tall slender building that could have limited overshadowing impact."

However, the IPC was “not persuaded by the proponent’s views that some additional overshadowing of the remaining part of the square that enjoys full solar access would be acceptable.”

And it was not satisfied reflected sunlight from a heliostat proposed to be installed on the skyscraper would provide the same sunlight qualities to Parramatta Square.

The IPC agreed with the Greater Sydney Commission and the Department that it “could be the last opportunity” to retain solar access to the protected area of Parramatta Square.

In making its recommendation, the Independent Planning Commission found “if the planning proposal were permitted to allow additional overshadowing of Parramatta Square, amenity would be compromised and the future of the square as a great public place would be diminished.”

It, therefore, advised the conditions imposed in the original gateway determination are appropriate and should be retained.

**The Independent Planning Commission’s Gateway Review Report is available for download here:**

<http://ipcn.nsw.gov.au/projects/2018/01/request-for-review-of-gateway-determination-for-197-and-207-church-st-and-89-marsden-st-parramatta>

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