

This meeting is part of the Gateway Review process.		
Meeting note taken by: Robert Bisley	Date: 3 May 2018	Time: 9am
Project: Request for Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta – PP_2016_PARRA_015_00		
Meeting Place: Independent Planning Commission Office, Level 3, 201 Elizabeth Street		
Attendees:		
IPC Members: Dianne Leeson, Stephen O'Connor and Soo-Tee Cheong		
IPC Staff: David McNamara, Robert Bisley and David Way		
Department of Planning and Environment (Department): Marcus Ray, Steve Murray, Ann-Maree Carruthers and Christine Gough		
Greater Sydney Commission (GSC): Lucy Turnbull AO and Greg Woodhams		
Meeting Purpose:		
For the Department and GSC to brief the Commission on the Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta Planning Proposal.		
The Department and GSC briefed the Commission on the following matters:		
<ul style="list-style-type: none"> • A history of the GSC strategic planning for Sydney and the importance of Parramatta's role. • Parramatta Square is identified as having significant strategic importance to the Parramatta centre in the Greater Parramatta to the Olympic Peninsula Plan prepared by the GSC. • The District Plan for Parramatta (Pg 111 (c) (17)) identifies the need for 'high quality open space' and identifies a number of actions to achieve this outcome. • Under recent changes to the Environmental Planning and Assessment Act 1979 (EP&A Act), Planning Proposals must give consideration to District Plans. • The GSC and Department are not convinced that the heliostat option prepared by the Proponent will adequately compensate for the overshadowing of Parramatta Square as contemplated in the Planning Proposal. The standard of light and warmth provided by the heliostat will not be equivalent to natural sunlight. • It is believed that the public benefits provided by access to the sun, outweighs the development opportunities. • For the proponent to achieve no overshadowing of Parramatta Square the building would need to be roughly 24-28 storeys (currently 83 storeys proposed). • 68.5% of Parramatta Square (outside the red area identified in the DCP) is subject to overshadowing between 12pm-2pm in mid-winter. The Department sees the no additional overshadowing between 12pm-2pm control as the last opportunity to protect the amenity of this public space. • The GSC is ambivalent to the design of the building, they are more interested in good design that is highly recognisable but still protects the amenity. • The Department made it clear to the proponent that there was significant risk in proceeding with a design competition prior to the Planning Proposal being finalised. • The Department held workshops with a number of proponents with interests in Parramatta to evaluate all open spaces within the Parramatta CBD to ascertain if any of these open space areas could be substituted for Parramatta Square. There were no central spaces identified as acceptable alternatives. 		
Documents: N/A		
Outcomes/Agreed Actions:		
The Department to send additional information to the IPC regarding:		
<ul style="list-style-type: none"> • Shadow diagrams prepared by Council; and • The recent Parramatta Mission Site Land and Environment Court judgement. 		
Meeting closed at: 10:00am		

This meeting is part of the Gateway Review process.

Meeting note taken by: Robert Bisley

Date: 3 May 2018

Time: 12:15pm

Project: Request for Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta – PP_2016_PARRA_015_00

Meeting Place: Parramatta City Council, 126 Church Street, Parramatta

Attendees:

IPC Members: Dianne Leeson, Stephen O'Connor and Soo-Tee Cheong

IPC Staff: Robert Bisley and David Way

Parramatta City Council (Council): Sue Weatherley and Robert Cologne

Meeting Purpose:

For Council to brief the Commission on the Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta Planning Proposal.

Council briefed the Commission on the following matters:

- Controls for Parramatta Square related to overshadowing were first introduced in the *Parramatta Regional Environmental Plan 2001*. The controls covered the whole square (establishing that two hours of solar access must be provided to an area of not less than 6,000 square metres within the Civic Square (now known as Parramatta Square) between 10am and 2pm during the winter solstice).
- In 2011/12 Council revised the existing controls defining the protected area as the area outlined in red (section 4.3.3.7 of the Parramatta DCP) within the Parramatta Development Control Plan and that no single point of the area outlined is in shadow for a period greater than 45 minutes between 12pm- 2pm mid-winter.
- Parramatta Square offers a number of social benefits to the community such as being a convenient public meeting place and providing a space for markets. The Square is being used for both day & night activities.
- Council currently has a Planning Proposal for the whole CBD with the Department that will provide significant development uplift and opportunity. Council will easily meet its job and residential targets without this Planning Proposal proceeding.
- Council does not have a specific vision shaping Parramatta CBD's skyline.
- There has been a shift in Council's position (which occurred in April 2018) from the 45 minutes overshadowing rule to neither supporting or opposing additional overshadowing of Parramatta Square.
- The potential inclusion of a heliostat as part of the Planning Proposal creates a number of ripple effects for planning controls. There may need to be additional restrictions on other land to protect solar access to the heliostat. Council doesn't support complex approaches such as this that require additional restrictions.

Documents: N/A

Outcomes/Agreed Actions: Council to provide a copy of shadow diagrams previously prepared to the Commission.

Meeting closed at: 1pm

This meeting is part of the Gateway Review process.

Meeting note taken by: Robert Bisley

Date: 3 May 2018

Time: 1:15pm

Project: Request for Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta – PP_2016_PARRA_015_00

Meeting Place: Parramatta City Council, 126 Church Street, Parramatta

Attendees:

IPC Members: Dianne Leeson, Stephen O'Connor and Soo-Tee Cheong

IPC Staff: Robert Bisley and David Way

Proponent: Sarkis Nassif, Kevin Nassif, Gavin Carrier, Michael Mandl, Bruce Wymond, Ellen Robertshaw, David Kettle and David Furlong.

Meeting Purpose:

For the proponent to brief the Commission on the Gateway Review for 197 and 207 Church Street and 89 Marsden Street, Parramatta Planning Proposal.

The proponent briefed the Commission on the following matters:

- The proponent presented the Commission with a PowerPoint presentation outlining details of the project and details of the overshadowing and heliostat option. The presentation included information on:
 - Understanding building height, shadow impacts and why the current Gateway conditions will prevent the proposed building proceeding;
 - The unique circumstances of this project and procedural fairness;
 - Sun access analysis; and
 - Benefits of the proposal.
- If the no overshadowing control was introduced, building potential onsite would reduce from 83 storeys to 22 storeys.
- It is believed that the strategic importance of Parramatta Square not being overshadowed is anecdotal.
- Council have wanted/ sought the delivery of an 'iconic' site, and have endorsed the Design Excellence Competition rules.
- There is no policy position identifiable within the District Plans, prepared by the Greater Sydney Commission, that identifies the need to protect Parramatta Square from overshadowing.
- The proponent explained the evolution of the overshadowing provisions and development of the 45 minute rule.
- The proponent clarified the meaning of the 'average 18.5 minutes' overshadowing by the competition winning building.
- The overshadowing could be further reduced from what is modelled by further reorienting the building.
- There are no major projects which have been constructed after receiving approvals in accordance with the 45 minute rule and there are no projects which have been approved under the 45 minute rule and are yet to be constructed.
- No other Planning Proposals are currently under consideration that will overshadow Parramatta Square.

Documents: The proponent provided the Commission with a copy of the PowerPoint presentation and documentation showing details of the proposed building.

Outcomes/Agreed Actions: N/A

Meeting closed at: 3:15pm