

# MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON THURSDAY 27 OCTOBER 2011 AT 5.30 PM

## PANEL PRESENT:

Paul Mitchell	Acting Chair
Lindsay Fletcher	Panel Member
Stuart McDonald	Panel member
Julia Finn	Panel Member
Andrew Wilson	Panel Member

## COUNCIL STAFF IN ATTENDANCE

Helena Miller	Consultant Planner commissioned by Parramatta City Council (Council's assessment officer)
Sue Weatherley	Group Manager, Development and Outcomes, Parramatta City Council
Mark Leotta	Service Manager, Development Assessment Services, Parramatta City Council

1. The meeting commenced at 5.45pm
2. **Apologies**  
Bruce McDonald
3. **Declarations of Interest**  
None
4. **Business Item and Introduction from the Chair**

### ***ITEM 1 – JRPP 2010SYW011 - Parramatta City Council DA No. 76/2010 - Mixed Use Development, 171-187 Parramatta Road & 58-60 Victoria Street, Granville***

The Panel chair outlined the format of the meeting and advised the time limits to apply to individual speakers (3 minutes) and the applicant (15 minutes). He noted a significant number of registered speakers and suggested that a number of representatives from the community be nominated to outline their views to the Panel.

The meeting was adjourned for 5 minutes for speakers to determine whether they all wished to speak or whether they wished to nominate community representatives.

Meeting recommenced at 5.55pm

A total of 6 community representatives nominated to speak. The Panel Chair applied a 6 minute time limit to each speaker.

5. **Overview by Council's Assessment Officer**  
Ms Helena Miller, Council's assessment officer, provided an overview of the application and recommendation.

## 6. Public Submissions

Brian Gray addressed the panel **against** the item.  
Kerrie Poyner addressed the panel **against** the item.  
Bruce Costin addressed the panel **against** the item.  
Vanessa Dimrajian addressed the panel **against** the item.  
Sam Mitry addressed the panel **against** the item.  
Mark Daniels addressed the panel on behalf of the community members to outline asbestos and noise monitoring conducted around the site.  
Maureen Peatman addressed the panel on behalf of the applicant **in favour of** the Item

## 7. Response by Council's Assessment Officer

Ms Helena Miller addressed the panel in response to the issues raised at the meeting in the context of Council's assessment report and its recommendations.

## 8. Business Item Recommendations

***JRPP 2010SYW011 - Parramatta City Council DA No. 76/2010 - Mixed Use Development, 171-187 Parramatta Road & 58-60 Victoria Street, Granville***

- 1) The Regional Panel resolves in the majority (for: Paul Mitchell, Lindsay Fletcher, Stuart McDonald, Andrew Wilson; against: Julia Finn) to defer the determination of the application.
- 2) The Regional Panel were required to consider the application under the *Parramatta Local Environmental Plan 2001*. This was due to the savings and transitional provisions included in the recently made *Parramatta Local Environmental Plan 2011*, which apply to the application. This meant the Regional Panel could not be given determinative weight.
- 3) The Regional Panel listened carefully to the issues raised by all objectors at the meeting, as well as the comments provided by Council's assessment officer, Ms Helena Miller. The Regional Panel noted Ms Miller was an independent consultant planner who provided an assessment independent of all interested parties to the application. The Regional Panel found this approach to be helpful in the circumstances.
- 4) The Regional Panel believe merit issues have either been resolved by the final design of the proposed development or are capable of being resolved by conditions of consent.
- 5) Accordingly, the Regional Panel were of the mind to approve the application subject to draft conditions of consent.
- 6) The Regional Panel requests Council's assessment officer to prepare draft conditions of consent for the application which should respond to issues raised at this meeting. The draft conditions are to be provided to the Panel Secretariat within 14 days of the meeting.
- 7) The draft conditions of consent will be made available on the Regional Panel's website ([www.jrpp.nsw.gov.au](http://www.jrpp.nsw.gov.au)) and on Council's website for public viewing.
- 8) The Regional Panel will reconvene at another public meeting to consider the conditions and will hear submissions on the conditions. The Panel will hear submissions on the conditions but will not again hear further submissions in relation to the overall merits of the proposal.

The meeting concluded at 7.50pm

Endorsed by

Paul Mitchell  
Acting Chair, Sydney West  
Joint Regional Planning Panel  
DATE: 1 November 2011