

MINUTES OF THE SYDNEY WEST REGION PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON THURSDAY, 14 OCTOBER 2010 AT 4:30 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Lord Mayor Cllr John Chedid	Panel Member
Cllr Julia Finn	Panel Member

COUNCIL PLANNING STAFF IN ATTENDANCE

Brad Delapierre
Sue Weatherley

1. The meeting commenced at 5:35pm

2. Declarations of Interest –

None

3. Business Items

**ITEM 1 - JRPP 2010SYW014 – Parramatta City Council DA No. 129/2010 -
Townhouse Development, 23 Elizabeth Street, Granville.**

4. Public Submissions

The applicant spoke addressed the panel in favour of the proposal.

5. Business Item Recommendations

JRPP 2010SYW014 – Parramatta City Council DA No. 129/2010 - Townhouse Development, 23 Elizabeth Street, Granville.

Moved, Paul Mitchell, seconded Cllr Julia Finn that the Panel adopt the recommendations contained in the assessment report to approve the development subject to the recommended conditions of consent with the following amendments:

1) Condition 14 to be amended to state:

14. The submission of amended architectural plans to the Principal Certifying Authority, prior to the release of the construction certificate, addressing the following requirements:

- Modification of houses 11 and 12 in accordance with drawing No.SK.21 dated May 4 2010, prepared by GMU and titled master plan study 3;
- The deletion of house 13.

Reason: To provide for visual enhancement and a potential active open space corridor to the south eastern corner of the site

2). Condition 1 within Schedule B be amended to state:

1. The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp.

Drawing N°	Dated
Drawing Nos.A0.0-03, A1.01-04, A1.11-18, A2.01-02, A3.01, A5.02, A5.05 & 06 prepared by GM Urban Design & Architecture	26.02.2010
Drawing Nos 4324-1B, 2B & 3B, prepared by J&F Designs	16.03.2010
Drawing No. H1-01 Erosion & Sediment control Plan prepared by GML Urban Design & Architecture	26.02.2010
Drawing Nos.L0.1 & 0.2 Landscape Details prepared by GM Urban Design & Architecture	17.03.2010
Drawing Number SU.01 Survey Plan by Parramatta City Council	12.02.2010

Document(s)	Dated
Statement of Environmental Effects prepared by GM Urban Design & Architecture and Appendices	February 2010
BASIX certificate 298394M	26 February 2010
ABSA certificate 17212023	25 February 2010
Waste Management Plan prepared by GM Urban Design & Architecture	February 2010
Geotechnical Investigation Report Ref M22818Zarpt by Jeffery and Katauskas Pty Ltd	14 May 2009
Report to Parramatta Council on Preliminary Environmental Site Assessment for Proposed Townhouse Development at 23 Elizabeth Street, Granville prepared by Environmental Investigation Services, ref E22818KHrpt)	May 2009

Document(s)	Dated
Report to Parramatta Council on Stage 2 Environmental Site Assessment for Proposed Townhouse Development at 23 Elizabeth Street, Granville prepared by Environmental Investigation Services, ref E22818KHrpt2)	August 2009
Report to Parramatta Council on Additional Environmental Site Assessment for Proposed Townhouse Development at 23 Elizabeth Street, Granville prepared by environmental Investigation Services, ref E22818KHrpt3)	August 2009
Traffic and Parking Assessment Report prepared by Varga Traffic Planning	25/2/2010
Hydrology Report/Statement (Hydraulic Stormwater) by J&F Designs	25.06.2008
Hydraulic Basement pump out calculations; Pump and pipe selection and drainage design summary for Parramatta River Catchment by J&F Designs	26.02.2010

Reason: To ensure the event is carried out in accordance with the approved plans.

To correctly identify the architects as GM Urban Design and not GML Urban Design

Further that, Council on behalf of the JRPP write to the Department of Planning requesting the following information in relation to 19 Elizabeth Street Granville that comprises 3 parcels of land with legal property descriptions of Lots 17 and 18 Sec 1 in DP 277 and Lot 1 in DP 128811:

- 1) The purpose and circumstances as to which the land was acquired by the Department of Planning
- 2) The Department of Planning's intention in relation to the future use of the land.

In relation to 2 the Department of Planning shall note that land to the north and south of 19 Elizabeth is proposed to be zoned open space by DLEP 2010 and 19 Elizabeth Street, being the three lots could provides a link to these areas.

The above motions were unanimously adopted by the panel members.

The meeting concluded at 6pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
DATE 19 October 2010