

# MINUTES OF THE SYDNEY WEST REGION PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON THURSDAY 31 March 2011 AT 7.00 PM

**PRESENT:** Janet Thomson – Chair  
Paul Mitchell – Panel Member  
Lindsay Fletcher – Panel Member  
Clr Andrew Wilson – Panel Member  
Clr Michael McDermott – Panel Member

## **IN ATTENDANCE**

Parramatta City Council Staff	
Sue Weatherley	Group Manager Outcomes and Development-PCC
Louise Kerr	Manager Development Services –PCC
Brad Delapierre	Team Leader –PCC
Dr Robert Lang	CEO
Rob Williams	Community Crime and prevention Officer
Emily Dickson	JRPP Secretariat
Objectors	70 approx
Lord Mayor of Parramatta Clr John Chedid	
Applicant	5 representatives

**APOLOGY:** Nil

Meeting commenced at 7pm. The Chair welcomed everyone to the meeting of the Panel.

## **1. Declarations of Interest -**

None

## **2. Business Items**

**ITEM 1 - JRPP 2010SYW039 – Parramatta City Council DA 527/2010  
Demolition, tree removal and the construction of a staged 3 storey residential flat  
building complex containing 106 apartments over basement carparking. Approval  
is also sought to use a portion of the building for community artists space. At 9  
Albert Street, North Parramatta**

*The Chair after opening, advised that the application was previously considered at a meeting on 18 November 2010. At this meeting the panel resolved that the proposal be deferred for the following 5 reasons:*

**Moved**, by Bruce McDonald seconded by Cllr Julia Finn that

The application be deferred and a subsequent report be submitted to the Joint Regional Planning Panel which addresses:

1. Clarification be sought on the traffic issues provided by the RTA and Council officers.
2. The amended conditions of consent proposed by the Department of Housing are examined and further comments be provided.
3. Seek comments from Housing NSW regarding the potential impacts this proposal will have on the locality with regards to existing and potential social issues.
4. Provision by Housing NSW of a precise number of private housing units to be provided within the development, based upon financial modelling.
5. Housing NSW to explore larger unit sizes for the private housing component and the distribution of private and public housing throughout the development.

The Chair then indicated that Housing NSW had not responded adequately to the matters raised in the deferral and further that:

- 1) The RTA has provided conflicting advice and appears to have only given its endorsement of Stage 1;
- 2) Conditions of consent were still not agreed to between Council and Housing NSW;
- 3) The submitted Social Impact Assessment does not adequately address the existing social issues in the area and the potential impacts of this development on these social issues. ;
- 4) Proportion of public/private housing in Stage 2 has not been identified; and
- 5) The potential to provide a greater number of larger units has not been addressed.

The Chair then indicated that in her opinion stage 1 of the proposal could be supported but it was not possible to determine this as the Council planner's assessment report dealt with the full proposal, that is stages 1 and 2.

The Chair then indicated to the gallery that the JRPP can't refuse the application because it is a crown application, but rather they could recommend refusal of the application to the Minister for Planning.

### **3. Business Item Recommendations**

1. The Chair moved a motion, seconded by Cllr Andrew Wilson that the JRPP recommend that the Minister for Planning refuse the application on the basis that the JRPP has inadequate information on the matters that were set out in the resolution of the JRPP on 18 November 2010 as outlined below:

**Moved**, by Bruce McDonald seconded by Cllr Julia Finn that

The application be deferred and a subsequent report be submitted to the Joint Regional Planning Panel which addresses:

1. Clarification be sought on the traffic issues provided by the RTA and Council officers.
2. The amended conditions of consent proposed by the Department of Housing are examined and further comments be provided.
3. Seek comments from Housing NSW regarding the potential impacts this proposal will have on the locality with regards to existing and potential social issues.
4. Provision by Housing NSW of a precise number of private housing units to be provided within the development, based upon financial modelling.
5. Housing NSW to explore larger unit sizes for the private housing component and the distribution of private and public housing throughout the development.

This motion was agreed unanimously by the members of the panel.

2. A further motion was moved by Paul Mitchell and seconded by the Chair that the panel advise the Minister for Planning that the JRPP is of the opinion that stage 1 of the application is capable of being approved.

This motion was supported by Janet Thomson, Paul Mitchell and Lindsay Fletcher.

Cllr Wilson and Cllr McDermott did not support the second motion.

The meeting concluded at 7:15 pm.

Endorsed

Janet Thomson  
Chair, Sydney West Regional Planning Panel  
Date: 08 April 2011