

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD VIA TELEPHONE CONFERENCE ON MONDAY 10
MARCH at 10.30AM**

Present:

Paul Mitchell – Acting Chair
Lindsay Fletcher – Panel Member
Mary-Lynne Taylor – Panel Member
Councillor Andrew Wilson – Panel Member
Councillor Jean Pierre Abood – Panel Member

Apologies: Nil

1. The meeting commenced at 10.35am

Declarations of Interest: Nil

2. Panel Decision

***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 Western Sydney Joint Regional Planning Panel met by teleconference on 10 March 2014 to consider the above application.

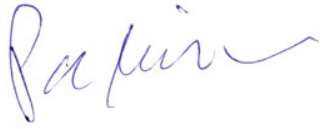
The panel noted that the application had been approved by the Minister on 5 March 2014 following the lapsing of the 14 days consideration period set by the Minister. The panel also noted the recommendation for approval of the original application given by Parramatta City Council's planners in November 2010 and the subsequent recommendation for approval of a somewhat modified proposal by Planning and Infrastructure prepared for this meeting.

Notwithstanding, the panel noted that it had not been provided with plans of the modified proposal nor the recommended conditions of consent. While generally being supportive of the application, the panel considered that it was unable to provide a considered determination in the absence of this information.

In considering one of the proposed conditions- a section 94A contribution- the panel noted that Council's s94A contributions plan excludes such contributions for affordable housing applications like that in Stage 1 of the subject proposal. However, the panel also noted that the approval of Stage 2 was for a concept only meaning that there will be an opportunity to seek imposition of a s94A condition on the DA for this latter stage.

3. Meeting closed at 11.10am

Endorsed by

A handwritten signature in blue ink, appearing to read 'Paul Mitchell', with a stylized flourish at the end.

Paul Mitchell
Acting Chair
Sydney West Region
Joint Regional Planning Panel
Date: 10 March 2014