

# MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON WEDNESDAY 07 DECEMBER 2011 AT 5.30 PM

## PANEL PRESENT:

Paul Mitchell	Acting Chair
Lindsay Fletcher	Panel Member
Bruce McDonald	Panel member
Julia Finn	Panel Member
Andrew Wilson	Panel Member
Suzie Jattan	Panel Secretariat

## 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**

Mary-Lynne Taylor, Michael Dermott

3. **Declarations of Interest**

Item 1 – Lindsay Fletcher declared that he has worked for Saade Construction Pty Ltd.

Item 2 – Nil

4. **Business Item and Introduction from the Chair**

**ITEM 1 – JRPP 2011SYW097 – Parramatta, DA/571/2011, Demolition, tree removal and construction of a nine storey mixed use development containing 70 residential units and 2 commercial suites over basement, 29 & 29A Campbell Street Parramatta**

**Item 2 -JRPP 2010SYW011 - Parramatta City Council DA No. 76/2010 - Mixed Use Development, 171-187 Parramatta Road & 58-60 Victoria Street, Granville**

5. **Public Submissions**

Item 1 –

Carlo Di Giulio – addressed the Panel on behalf of the applicant

Item 2 -

Vanessa Dimrajian addressed the panel **against** the item.

Kerrie Poyner addressed the panel against the item. Ms Poyner presented a document outlining her issues in relation to the development and requested the Panel Members to sign this document. Ms Poyner left the meeting at 7.20 pm. At the adjournment of the meeting the Panel Members declined to sign the document.

Angel Garcia addressed the Panel **against** the item.

Helen Patterson addressed the Panel **against** the item.

Linda Bradley addressed the Panel **against** the item.

## **6. The Panel's Decision**

### **Item 1 - JRPP 2011SYW097 – Parramatta, DA/571/2011, Demolition, tree removal and construction of a nine storey mixed use development containing 70 residential units and 2 commercial suites over basement, 29 & 29A Campbell Street Parramatta**

The Panel unanimously approved this application for the reasons outlined in the Council Planning Assessment Report and subject to the proposed conditions therein except for the following conditions which have been amended:

#### **Delete Condition 44 (repeated at Condition 29)**

#### **Condition 83 to be amended to read as follows:**

83. Noise emissions and vibration must be minimised and work is to be carried out in accordance with the NSW Department of Environment, Climate Change & Water's Interim Noise Construction Guidelines 2009 for noise emissions from construction/demolition and earth works.

**Reason:** To ensure residential amenity is maintained in the immediate vicinity.

#### **Condition 108 to be amended to read as follows:**

108. Acoustic measures are to be carried out in accordance with the recommendations outlined within Section 5 of the Noise Assessment Report No. 610.07939.05331 – Revision 0 prepared by SLR dated 10 August 2011. Appropriate monitoring and certification that the works have been carried out and are achieving the recommended noise levels is to be submitted to the satisfaction of the Principal Certifying Authority before the issue of the Occupation Certificate.

**Reason:** To protect the amenity of the future occupants of the site and adjoining properties.

### ***Item 2 - JRPP 2010SYW011 - Parramatta City Council DA No. 76/2010 - Mixed Use Development, 171-187 Parramatta Road & 58-60 Victoria Street, Granville***

The Panel by majority (P Mitchell, B McDonald, L Fletcher and J Finn) approved this application for the reasons outlined in the Council Town Planning Assessment Report subject to the conditions as amended. The approved conditions are attached to the minutes.

In addition the Panel approved the application for the following reasons:

- Substantial compliance with the relevant or applicable state and local planning instruments

- The final proposal provides an acceptable standard of design which is appropriate for this site and locality
- The final proposal, subject to the draft conditions provides an appropriate level of amenity for both future residents of the building and neighbouring residents.

**Motion Carried (Vote 4:1)**

Against Cr A Wilson

The meeting concluded at 7.55pm

Endorsed by

Paul Mitchell  
Acting Chair, Sydney West  
Joint Regional Planning Panel  
Date: 23 December 2011