

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT PARRAMATTA CITY COUNCIL CHAMBERS
ON THURSDAY, 8 AUGUST 2013 at 6.00 PM**

Present:

Mary-Lynne Taylor - Chair
Bruce McDonald – Panel Member
Paul Mitchell – Panel Member
Councillor Andrew Wilson – Panel Member
Councillor Jean Pierre Abood – Panel Member

Council staff in attendance:

Mark Leotta - Senior Manager Development Assessment Services
Bradley Delapierre -Team Leader Development Assessment Services
Kerry Gordon - Planning Consultant
Jillian Sneyd - Planning Consultant

Apologies: Nil

1. The meeting commenced at 6.00 pm

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. Declarations of Interest –

Item 1 – Councillor Jean Pierre Abood declared that he once previously worked with the applicant - Dyldam Developments Pty Ltd but no longer does so and believes that he has no present conflict of interest.

Item 2 – Nil

Item 3 - Councillor Andrew Wilson and Councillor Jean Pierre Abood – declared that they voted to refuse the proposed development application at the Council meeting on 13 May 2013 and withdrew and took no part in this application.

Item 4 – Nil

3. Public Submissions –

Item 1 - 2012SYW114 – Parramatta - DA/750/2012, Demolition, tree removal and construction of a part 4 and part 7 storey residential flat building complex, containing 95 apartments and a neighbourhood, 76 - 84 Railway Terrace & 1 -3a Mombri Street and a portion of the Railway Terrace road reserve in front of the site, Merrylands

Addressing the Panel against the item – Nil

Addressing the Panel in favour of the item –

- Robert Fewster - Town Planner – on behalf of the applicant

Item 2 - 2013SYW003 – Parramatta - DA/694/2011/A, Section 96(2) modification to an approved nineteen storey mixed used development, 109 - 113 George Street, Parramatta

Addressing the Panel against the item – Nil

Addressing the Panel in favour of the item – Nil

Item 3 - 2013SYW055 – Parramatta - DA/634/2012, Demolition, tree removal and construction of a two storey apartment building containing 10 apartments under the Seniors Living SEPP. 8-12 Bungaree Road, Toongabbie

Addressing the Panel against the item – Nil

In favour of the item –

- Ms Anna Tomas – Acting Manager Planning, Technical Services, Land and Housing Corporation and
- These additional people were in attendance to answer questions if necessary:
- Mr Howard Taylor – Planner, Technical Services, Land and Housing Corporation
- Mr Eduardo Tapia – Architect, Technical Services, Land and Housing Corporation
- Mr Gary Gunton – Manager Regional Assets (Greater Western Sydney), Land and Housing Corporation
- Ms Maria Nguyen – Project Manager, Project Delivery, Land and Housing Corporation

Note: Councillor Wilson and Councillor Abood left the meeting at 6.40 pm and returned at 6.45 pm during consideration of this matter.

Item 4 - 2012SYW095 – Parramatta - DA/587/2012, Alterations to a Heritage Building, Approval is also sought for demolition, tree removal and construction of a 13 storey mixed use development, 64-68a Phillip Street, Parramatta

Addressing the Panel against the item –

- Peter Cundall – on behalf of body corporate for 70-74 Phillip St, Parramatta

Addressing the Panel in favour of the item – Nil

5. Panel Decision

Item 1 - 2012SYW114 – Parramatta - DA/750/2012, Demolition, tree removal and construction of a part 4 and part 7 storey residential flat building complex, containing 95 apartments and a neighbourhood, 76 - 84 Railway Terrace & 1 -3a Mombri Street and a portion of the Railway Terrace road reserve in front of the site, Merrylands

The Panel unanimously approves the application for the reasons outlined in Council's Town Planning Report, subject to the conditions contained therein with an amendment to the condition 10 (a) as discussed at the meeting and noting the acceptance by the applicant's representatives.

The amended condition 10(a) to read as follows:

- The provision of additional visitor parking spaces must be submitted in accordance with requirements of Council's DCP or otherwise to the satisfaction of Council's Service Manager Traffic and Transport, even if this should lead to reduction of deep soil landscaped areas.

Item 2 - 2013SYW003 – Parramatta - DA/694/2011/A, Section 96(2) modification to an approved nineteen storey mixed used development, 109 - 113 George Street, Parramatta

The Panel unanimously approves the modification application for the reasons given in the council planning report subject to the council's suggested conditions.

Item 3 - 2013SYW055 – Parramatta - DA/634/2012, Demolition, tree removal and construction of a two storey apartment building containing 10 apartments under the Seniors Living SEPP. 8-12 Bungaree Road, Toongabbie

The Panel unanimously approves the application, for the reasons given in the council report and subject to the council's proposed conditions.

The Panel further considers the development would:

- Have a positive impact on the character of the built environment and be consistent with the future character of the locality as it undergoes renewal;
- Serve the public interest by increasing the supply of affordable housing in the local government area and Western Sydney;
- Have minimal impact on the amenity of the surrounding residential area, and
- Well located in regards to transport services and neighbourhood facilities.

Item 4 - 2012SYW095 – Parramatta - DA/587/2012, Alterations to a Heritage Building, Approval is also sought for demolition, tree removal and construction of a 13 storey mixed use development, 64-68a Phillip Street, Parramatta

The Panel unanimously approves this modification application for the reasons given in the council planning report subject to the council's proposed conditions with 2 additional conditions relating to protection of the Heritage Building, and Construction Noise as follows:

Protection of the Heritage Building

The Heritage Building on the subject site is to be protected from damage during the construction works by way of hoardings and enclosure to protect from falling debris, construction damage and construction vehicles on the site. The protection measures are to be

formulated in consultation with the site foreman and applicant's heritage architect to the satisfaction of Council's heritage advisor. Such measures are to be agreed prior to the release of the construction certificate and maintained until the completion of all building works.

Construction Noise

Noise emissions and vibration must be minimised and work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities shall not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

Reason: to maintain appropriate amenity to nearby occupants.

6. Meeting closed at 7.00 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 13 August 2013