

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT PARRAMATTA CITY COUNCIL
ON THURSDAY 13 DECEMBER 2012 AT 2.00 PM**

PRESENT:

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

IN ATTENDANCE

PCC Planning Staff –	
Alison Geddes	Manager Development and Traffic Services
Sue Stewart	Senior Project Officer
Brad Delapierre	Team Leader

APOLOGY: Nil

The Meeting commenced at 2:15pm.

The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest - Nil

2. Business Item

**ITEM 1 - 2012SYW072 – Parramatta -DA/391/2012 -Staged Development
Application for a Mixed Use Development, 2 Morton Street Parramatta**

3. Public Submissions

Rean Lourens – Consultant Town Planner addressed the Panel on behalf of the applicant

4. The Panel's Resolution

The panel unanimously resolved to approve the development applicant subject to the conditions contained in the memorandum from Parramatta City Council dated 13 December 2012 which had conditions agreed with the applicant subject to the following amendments:

Condition 3A be altered to read:

- 3A. *Pursuant to section 93I(3) of the Environmental Planning & Assessment Act 1979, the applicant must enter into a planning agreement in terms of the offer set out in the letter dated 21 December 2010 from Frasers Morton Pty Ltd to Council and will carry out the works as per the VPA as registered on the legal title of the site. Nothing in this consent derogates from the rights and obligations conferred by the planning agreement.*

Reason: *To ensure performance of obligations under a planning agreement*

Condition 85 be altered to read:

85. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Interim Noise construction Guidelines 2009.

Reason: *To protect the amenity of the area.*

5. Business item

ITEM 2 - 2012SYW098 – Parramatta - DA/507/2012 - Construction of an Operations Centre for Parramatta Council on proposed lot 3 in an approved resubdivision of Lot 1 DP 883008, 316 Victoria Road, Rydalmere

6. Public Submissions

Kerry Gordon – Consultant Town Planner addressed the Panel on behalf of the applicant

7. The Panel's Resolution

The panel unanimously resolved to approve the development applicant subject to the conditions contained in the assessment report as updated in the memorandum from Parramatta City Council dated 13 December 2012 that had been agreed by the applicant subject to the following amendments.

Condition 30 be altered to read:

Public Arts Plan

30.A Public Arts Plan, prepared in consultation with Council and in accordance with part 3.4.1 of the Parramatta DCP 2011 shall be submitted to the satisfaction of Council's Public Art Officer prior to the issue of the Construction Certificate for the proposed building works on proposed Lot 3. This Plan is to be prepared in conjunction with the owners of proposed Lot 1.

Condition 31 be altered to read:

Works to Victoria Road Pursuant to DA 709/2011

31.The proposed modification to the signalised intersection on Victoria Road to service the site shall be approved by RMS and the Work Authorisation Deed (WAD) is to be executed prior to issue of the occupation certificate for any works within the site.

Condition 32 be altered to read:

Acoustic Report

32. A further acoustic report is to be prepared and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate requiring an acoustic assessment of all plant and mechanical services and the provision of plans showing the acoustic treatment of the plant room in accordance with the acoustic attenuation treatment recommended in section 6.9 'Mechanical Noise' of Noise Impact Assessment Report prepared by Acoustic Logic, (Project Number 20120135.1 & document reference 20120135.1/0309A/R4/JS) dated 3 September 2012.

The meeting concluded at 3:30 pm.

A handwritten signature in black ink, appearing to read 'Mary-Lynne Taylor', written in a cursive style.

Mary-Lynne Taylor
Chair, Sydney West
Joint Regional Planning Panel
Date: 21 December 2012