

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PARRAMATTA COUNCIL ON THURSDAY, 30 OCTOBER 2014 AT 11.00 AM

Present:

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

Council staff in attendance to assist the JRPP

Katherine Lafferty
Brad Delapierre
Mark Leotta
Jennifer Concato

Apologies: None

1. The meeting commenced at 11.20 am

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

2. **Declarations of Interest** – Nil

3. **Business Items** –

Item 1 - 2013SYW045 - Parramatta, DA/241/2013, Demolition, tree removal and construction of a 22 storey mixed use development containing 156 apartments and 7 commercial units over basement car parking. The application includes the retention of the existing heritage items on site for use as commercial premises, 113-117A Wigram Street, Harris Park & 23-29 Hassall Street, Parramatta.

Item 2 - 2014SYW053 – Parramatta, DA/183/2014 as relevant to the basement component of DA 852/2013, Tree removal, demolition of car park, installation of retaining walls and bulk excavation (early works/site preparation), Lot 3A in DP 322453, Lot 4A in DP 322453, Lot 5 in DP7809, Lot 1 in DP 128928, Lot 20 in DP 706341, Lot C in DP 390897, Part Lot 5 sec.88 DP 758829 and Lot 1 in DP 555756

4. **Public Submissions** – The Panel considered the following submissions made at the meeting of the Panel on 30 October 2014:

Item 1:

Against –

- James Canterbury

Support -

- Robert Del Pizzo & Stephen Maroun in attendance to answer questions from panel

Item 2:

Against –

- Michael Burke

Support -

- Nick Krikis on behalf of the applicant in attendance to answer questions from panel

In making the decision, the Panel considered all of the above submissions.

5. Panel Decision

At its meeting on 30 October 2014 the Sydney West JRPP took the following decision on this application:

Item 1

The majority of the Panel (M L Taylor, B McDonald and P Mitchell) considers that the application as now proposed not be approved as:

1. The height of the proposed buildings exceeds that permitted under Clause 21(2) of Parramatta City Centre L.E.P.
2. The proposal fails to satisfy the provisions of Clause 22B (6) (a) of Parramatta City Centre L.E.P. as the height of the proposed building is more than 10% greater than that allowed by Clause 21(2) and the design is not in accord with the original height recommendation of the Design Competition Jury. Further on review of this respect of the proposed building design a majority of the Design Review Jury considered the proposed height increase to be not reasonable or justified.

Further the Panel determines that a decision on this application be deferred to allow the applicant to consider submitting an amended proposal that maintains the same building footprint but reduces the height to no greater than 63m.

Councillor J P Abood and Councillor J Chedid support the Council's recommendation for the reasons given in the Council Assessment Report of 21 August 2014.

Item 2 –

The Panel reached a decision, as set out in the attached copy of the Determination and Statement of Reasons.

Meeting closed at 1.30 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 30 October 2014