

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT PARRAMATTA CITY COUNCIL LORD MAYORS SUITE, LEVEL 4, COUNCIL
CHAMBERS BUILDING, CIVIC PLACE
ON WEDNESDAY, 11 MARCH 2015 AT 10.00 AM**

Present:

Mary-Lynne Taylor	Chair
Bruce Clarke	Panel Member
Bruce McDonald	Panel Member
Andrew Wilson	Panel Member
Jean Pierre Abood	Panel Member

Council staff in attendance to assist the JRPP

Brad Delapierre
Mark Leotta
Myfanwy McNally

Apologies:

Paul Mitchell
John Chedid

1. The meeting commenced at 10.00 am.
The Chair welcomed everyone to the Sydney West Joint Regional Planning Panel Meeting.

2. Declarations of Interest –

Nil

3. Business Item –

Item 1 - 2013SYW109 – Parramatta, DA/805/2013, Demolition of existing buildings, 3 levels of basement car parking, 2 Macquarie Street, Parramatta.

4. Public Verbal Submission

- * Mr Patrick Holland
- * Mr Warren Glenny OAM (President Castle Hill RSL Club)

In making the decision, the Panel considered the above submission.

5. Panel Decision

The panel has deferred this application because, although the panel finds most aspects of the application to be satisfactory it is concerned about the matter of the S.94A levy that has been challenged by the applicant in two areas:





1. The applicant believes, contrary to the council report that the S.94A levy should not apply to this application, and;
2. Seeks this panel to consider its annual charitable works and the amount of public improvement works conditioned in this consent should be taken into account when considering any levy.

As the panel does not believe that it should interfere with matters that have financial impacts on council as suggested, the panel has deferred the application to allow the Parramatta Council to consider the request. Otherwise the panel considers the application to be satisfactory for the following reasons:

1. The proposed development will provide enhanced and contemporary social, entertainment, hospitality and leisure facilities for local residents, the Parramatta workforce and users of Parramatta Park and the Parramatta business community.
2. The proposed development is considered subject to the relevant conditions imposed to have no adverse impact on the adjoining old Government House and Domain - World Heritage status property. In that regard, the panel notes:
 - (i) The advice of the Office of Environment and Heritage that conditions have been imposed on the consent as recommended by that Office (the applicant agrees with them:
 - (ii) the need for the proposal to be referred, independently of the Environmental Planning and Assessment Act 1979 approval process, to the Australian Department of Sustainability Environment Water and Population for comment and approval before any work commences on the site.
3. The proposed development subject to the relevant conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 – Remediation of Land, and SEPP (Infrastructure) and meets the requirements of the NSW Office of Environment and Heritage and NSW Office of Water.
4. The proposal adequately satisfies the objectives and provisions of the Parramatta City Centre LEP 2007, Parramatta City Centre DCP 2007 and Parramatta DCP 2011.
5. Having regard to conclusions 1-4, the Panel considers that subject to the conditions imposed the proposed development is a suitable use of the subject land and its approval is in the public interest.

In the circumstances of the added delay in deciding this matter, the Panel respectfully requests that the matter be dealt with at Council as a matter of priority.

Meeting closed at 11am

Panel members:		
 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Bruce Clarke
 Cr Andrew Wilson	APPROVED VIA EMAIL Cr Jean Pierre Abood	