

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Parramatta City Council on 13 May 2015 at 1.30 pm

Panel Members: Ms Mary-Lynne Taylor (Chair), Mr Bruce McDonald,
Mr Lindsay Fletcher, Cr Andrew Wilson

Apologies: Cr Jean Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2013SYW109 – Parramatta – DA/805/2013 [2 Macquarie Street, Parramatta] as described in Schedule 1.

Date of determination: 13 May 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The Panel unanimously approves the application 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;*
 - 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 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.*

Conditions:

The panel approves the proposal subject to the conditions of consent listed within the Council Assessment Report.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Lindsay Fletcher

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SCHEDULE 1

1	2013SYW109 – Parramatta – DA/805/2013
2	Proposed development: Demolition of existing buildings, tree removal, removal of bowling greens and construction of a part two storey club and 3 levels of basement car parking
3	Street address: 2 Macquarie Street – Parramatta Lot 362 in DP752058
4	Applicant: Paynter Dixon Constructions Pty Limited Owner: Castle Hill RSL Club Ltd
5	Type of Regional development: Capital investment >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (Urban Renewal) 2010 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta City Centre Local Environmental Plan 2007 • Parramatta Development Control Plan 2011 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: <ul style="list-style-type: none"> • Council Assessment Report of 4 November 2014 • Written submissions during public exhibition period (19 December 2013 and 18 January 2014) : 6 • Verbal submissions at the panel meeting (13 November 2014 meeting): On behalf of The National Trust of Australia (NSW) Mr Brian Powyer; On behalf of the applicant Mr Patrick Holland (Solicitor, McCulloch Roberston Lawyers) • Supplementary Council Assessment Report Dated 25 February 2015 • Verbal submissions at the panel meeting (11 March 2015): On behalf of the applicant Mr Patrick Holland (Solicitor, McCulloch Roberston Lawyers) & Mr Warren Glenn OAM (President of Castle Hill RSL Club) • Supplementary Council Assessment Report of 28 April 2015 • Verbal submissions at the panel meeting: On behalf of the applicant- Mr David O'Neil
8	Briefing Meetings by the panel: Briefing Meeting - 13 March 2015 Final Briefing & Determination Meeting – 13 May 2015
9	Council recommendation: Approve subject to conditions