
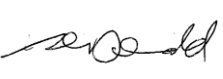



SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 12.30 pm on Wednesday 15 April 2015 at Parramatta City Council		
Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald, Cr Andrew Wilson,		
Apologies: Cr Jean Pierre Abood		
Declarations of Interest: None		
Determination and Statement of Reasons		
2014SYW006 – Parramatta – DA/852/2013 – [189 Macquarie Street, Parramatta] as described in Schedule 1.		
Date of determination: 15 April 2015		
Decision: The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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 approved the application for the following reasons: <ol style="list-style-type: none"> 1. The proposal will add to the supply and choice of housing within the Central West Metropolitan Subregion and the City of Parramatta in a location with ready access to metropolitan transport services and amenities of Parramatta CBD 2. The proposal will add the supply of car parking within the area of Parramatta undergoing significant and intensive urban renewal consistently with Parramatta Council adopted car parking strategy. 3. The applicant seeks a variation to the height standard in clause 21 of PLEP 2007 in accordance with the provisions of clause 24, and the variation of clause 22D in relation to building separation under PLEP 2007 as the Panel considers compliance with the standard is unreasonable and unnecessary in the circumstances of this application as the departure facilitates the provision of an evenly graded pedestrian connection from Macquarie Street to Hassall Street and the development remains consistent with the objectives of the B4 Mixed Use zoning. 4. The Panel notes the support of the design jury for the most recent aspects of this design. 5. The development adequately satisfies the relevant State Environment Planning Policies including SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land and SEPP 65 Design Quality of Residential Flat Development and the associated residential flat design code. 6. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2007 and Parramatta DCP 2011. 7. The scale and architectural treatment adopted for the proposal are consistent with the emerging character of the sector of Parramatta CBD in which the site is located 8. The proposed development will not generate unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential units. 9. In consideration of conclusions 1 – 8 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest. 		
Panel Members voted three in favour (Mary-Lynne Taylor, Bruce McDonald, Stuart McDonald), and one against (Cr Andrew Wilson)		
Conditions: The Panel approves the development subject to the conditions of consent outlined within the Council Assessment Report.		
Panel members:		
		
Mary-Lynne Taylor (Chair)	Stuart McDonald	Bruce McDonald
Approved via email Cr Andrew Wilson		

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SCHEDULE 1

1	2014SYW006 – Parramatta – DA/852/2013
2	Proposed development: Tree removal and construction of a 30 storey mixed use development containing 425 apartments, 317m2 of retail floor space, 715 public car parking spaces over 6 above ground levels to be dedicated to Council and public/residential parking spaces within 4 basement levels. Vehicular access from the site will be from both Hassall Street and Macquarie Street. The proposal is integrated development as approvals are required under both the Water Management Act 2000 and the National Parks and Wildlife Act 1974.
3	Street address: 189 Macquarie Street Parramatta
4	Applicant/Owner: Applicant : Krikis Tayler Architects Pty Ltd – Owner: Part Parramatta City Council and a small part by the Department of Education (Part Lot 5 DP 758829)
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Environmental Planning and Assessment Regulation 2000 • 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: Council Assessment Report dated: 30 April 2014 Written submissions during public exhibition: 12 Submissions Verbal submissions at the panel meeting: Applicant: None
8	Meetings and site inspections by the panel: Site Inspection & Briefing – 13 March 2015 & 15 April 2015 Final Briefing Meeting and Public Meeting – 15 April 2015
9	Council recommendation: Approval subject to conditions
10	Draft conditions: As attached to assessment report