

## **SYDNEY WESTJOINT REGIONAL PLANNING PANEL**

### **STATEMENT OF REASONS**

#### **for decision under the *Environmental Planning and Assessment Act 1979*** **(NSW)**

The Sydney West Joint Regional Planning Panel (JRPP) provides the following Statement of Reasons for its decision under section 80 of the *Environmental Planning and Assessment Act 1979* (NSW)(the Act) to:

Grant consent to the development application subject to conditions

For:

Alterations and additions to the northern, southern and eastern stands to increase the seating capacity together with public domain works associated with Parramatta Stadium, 11-13 O'Connell Street, Parramatta

JRPP reference: 2014SYW009 – Council reference: DA/845/2013

Applicant:

Venues NSW/The State of NSW – [Crown Land held in Trust and controlled by the Parramatta Stadium Trust]

Type of regional development:

The proposal is a Crown development and has a Capital Investment Value of over \$5 million.

#### **A. Background**

##### ***JRPP meeting***

Sydney West Joint Planning Panel was held on 17 April 2014 at Parramatta City Council at 12.30pm.

Panel Members present:

Mary-Lynne Taylor  
Stuart McDonald  
Bruce McDonald  
Lord Mayor John Chedid  
Councillor Andrew Wilson

Council staff in attendance:

Brad Delapierre  
Michael Vine

Declarations of Interest: None

***JRPP as consent authority***

Pursuant to s 23G(1) of the Act, the Sydney West Joint Planning Panel (the Panel), which covers the Parramatta City Council area, was constituted by the Minister.

The functions of the Panel include any of a council's functions as a consent authority as are conferred upon it by an environmental planning instrument [s 23G(2)(a) of the Act], which in this case is the State Environment Planning Policy (State and Regional Development) 2011.

Schedule 4A of the Act sets out development for which joint regional planning panels may be authorised to exercise consent authority functions of councils.

***Procedural background***

A **briefing meeting** was held on 6 February 2014.

A **site visit** was undertaken by Mary-Lynne Taylor, Stuart McDonald, Bruce McDonald, John Chedid and Andrew Wilson on 17 April 2014.

A **final briefing meeting** was held with council on 17 April 2014.

**B. Evidence or other material on which findings are based**

In making the decision, the Panel considered the following:

***Environmental Planning and Assessment Act 1979***

79C (1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument,

- *State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)*
- *State Environmental Planning Policy No. 64 (Advertising Signage)*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Parramatta City Centre Local Environmental Plan 2007 (LEP)*

(ii) any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

- *Draft "Housekeeping" Parramatta Local Environmental Plan 2011*

(iii) any relevant development control plan

- *Parramatta Development Control Plan 2007 (DCP)*

The Panel was provided with one submission made in accordance with the Act, which objected to the proposal because of noise on match days, traffic congestion, local safety concerns and resulting pressure on the police force. In making the decision, the Panel considered the submission and proposed conditions and noted that the conditions deal with the concerns of the objector.

In making the decision, the Panel considered the following material:

1. Council's Assessment Report on the application received on 2 April 2014.
2. Subsequent advice provided relating to the status of the VPA and to the Assessment Report Addendum provided at the meeting on 24 April 2014.

In making the decision, the Panel also considered the following submissions made at the meeting of the Panel on 17 April 2014:

1. Submissions addressing the Panel in favour of the application: Pat Coleman - representative of the applicant.
2. There were no submissions addressing the Panel against the application at the panel meeting.

The Panel has carefully considered all of the material referred to in Section B.

### **C. Findings on material questions of fact**

***(a) Environmental planning instruments.*** The Panel has considered each of the environmental planning instruments referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to each of the environmental planning instruments referred to in Section B above.

***(b) Development control plan.*** The Panel has considered the Parramatta DCP 2007 referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the Development Control Plan.

***(c) Likely environmental impacts on the natural environment.*** In relation to the likely environmental impacts of the development on the **natural** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **natural** environment in Council's Assessment Report.

**(d) Likely environmental impacts of the development on the built environment.** In relation to the likely environmental impacts of the development on the **built** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **built** environment in Council's Assessment Report.

**(e) Likely social and economic impacts.** In relation to the likely social and economic impacts of the development in the locality, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely social and economic impacts of the development in Council's Assessment Report.

**(f) Suitability of site.** Based on a consideration of all of the material set out in Section B and given the Panel's findings in this Section C, the Panel's finding is that the site is suitable for the proposed development being amendments to a purpose built sports facility with additional seatings appropriate placed for viewing of the field without obstructing other views and by measures taken to provide and maintain new landscaping with a screening effect as viewed from Parramatta park and by the design and materials proposed to mitigate the impact of the Big Screen TV when viewed from the far.

**(g) Public Interest.** Based on a consideration of the material set out in Section B and given the Panel's findings in this Section C, the Panels agrees that granting consent to the development application is in the public interest.

In particular, the Panel is of the view that the following matters lead to the conclusion that granting consent to the development application is in the public interest.

#### **D. Why the decision was made**

The Panel unanimously decided that this was an appropriate use of the site and appropriately designed application which will allow additional seats for future attendees, proposed new and refreshed landscaping with appropriate attention to heritage items and historic areas in the vicinity by mitigating impact of the Big Screen TV, the design and materials being used found satisfactory to Council's heritage advisor and by the adoption of a plan to ensure dissemination of Parramatta heritage information via the Big Screen in accordance with an approved Heritage Information Management Plan. The architectural changes made will improve accessibility and

compliance with building code regulations and will improve the stadium attendance experience for participants.



JRPP member (chair)  
Mary-Lynne Taylor



JRPP member  
John Chedid



JRPP member  
Bruce McDonald



JRPP member  
Andrew Wilson



JRPP member  
Stuart McDonald

