

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 12 September 2014 and 30 September 2014

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell,  
Andrew Wilson and Jean-Pierre Abood

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYW012 – Parramatta – DA/847/2013 [at 171 Victoria Road, Parramatta] as described in Schedule 1.**

**Date of determination:** 30 September 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A 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 proposed development will provide an important public benefit by expanding the extent of tertiary education facilities and services available from an established regional campus located near to substantial transport facilities and links.
- The amended building and landscape plans, together with the conditions required by Council and the Heritage Council, will adequately integrate the proposed development into the existing site context , including its relationship to established heritage items.
- The panel is satisfied by the latest response from the Council Design Panel.
- The proposed development, subject to the conditions imposed will not negatively impact on the natural environment or existing infrastructure, including the adjacent rail corridor impact.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report.

**Panel members:**



**Mary-Lynne Taylor (Chair)**



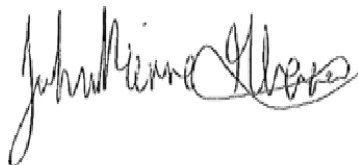
**Bruce McDonald**



**Paul Mitchell**



**Andrew Wilson**



**Jean-Pierre Abood**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYW012 – Parramatta – DA/847/2013
2	<b>Proposed development:</b> Demolition, tree removal, alterations to carparking provision and construction of a 3 storey science teaching and research building. The proposal is integrated development as an approval is required under the Heritage Act 1977.
3	<b>Street address:</b> 171 Victoria Road, PARRAMATTA NSW 2150
4	<b>Applicant/Owner:</b> University of Western Sydney / Department of Sustainable Natural Resources
5	<b>Type of Regional development:</b> Crown development with a capital investment value of more than \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP 65,</li> <li>• SEPP 55,</li> <li>• SEPP(Infrastructure) 2007,</li> <li>• Sydney regional Environmental Plan( Sydney Harbour Catchment) 2005,</li> <li>• Parramatta Local Environment Plan 2011.</li> <li>• Parramatta Development Control Plan 2011.</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 1 September 2014 Written submissions during public exhibition: None
8	<b>Meetings and site inspections by the panel:</b> briefing meeting on 13 March 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> attached to assessment report.