




# 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		
<b>Determination and Statement of Reasons</b>		
<b>2014SYW047 – Parramatta – DA/17/2014 – [12-14 Phillip Street, Parramatta] as described in Schedule 1.</b>		
<b>Date of determination:</b> 15 April 2015		
<b>Decision:</b> 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> .		
<b>Panel consideration:</b> 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.		
<b>Reasons for the panel decision:</b> The Panel unanimously approve the application for the following reasons: <ol style="list-style-type: none"> <li>The proposed development will: <ol style="list-style-type: none"> <li>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</li> <li>Provide a facility demonstrating the significant historic and current role of Parramatta</li> <li>Provide a conference facility consolidating the role of Parramatta as a major metropolitan business centre</li> </ol> </li> <li>The proposed development adequately satisfies the relevant State Environment Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated residential flat design code, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land, Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, and meets the requirements of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, the Water Management Act 2000, the Fisheries Management Act 1994.</li> <li>The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2007 and Parramatta DCP 2011 and Parramatta DCP (City Centre) 2007 and proposal is also consistent with the Parramatta Council parking strategy</li> <li>The proposal, subject to the conditions proposed makes adequate provision for parking and loading arrangements for adjoining premises both during construction and operation of the building</li> <li>The design of the proposed development will contribute to the presentation of Parramatta River integration with Parramatta Park and provide a landmark statement consistent with Parramatta's role of Sydney's second CBD in a location recognised as a traditional entry point to Parramatta.</li> <li>The proposed development will not generate unacceptable adverse impacts on the natural or built environments including the function of adjoining and nearby commercial and retail premises with frontage to Church Street or the performance of the local road network. In this regard it is noted that the proposed parking provision is consistent with Council's strategy for the management of traffic within the CBD</li> <li>In consideration of conclusions 1 – 6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.</li> </ol>		
<b>Conditions:</b> The Panel approves the development subject to the conditions of consent outlined within the Council Assessment Report.		
<b>Panel members:</b>		
		
<b>Mary-Lynne Taylor (Chair)</b>	<b>Stuart McDonald</b>	<b>Bruce McDonald</b>
Approved via email <b>Cr Andrew Wilson</b>		

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## SCHEDULE 1

1	<b>2014SYW047 – Parramatta – DA/171/2014</b>
2	<b>Proposed development:</b> Demolition, tree removal and construction of a 41 storey mixed use building containing retail tenancies, conference venue, discovery/exhibition centre and 413 residential apartments over 6 levels of basement car parking with stratum subdivision.
3	<b>Street address:</b> 12- 14 Phillip Street and 331A-339 Church Street Parramatta
4	<b>Applicant:</b> LIDIS Group Pty Ltd <b>Owner::</b> Partly Parramatta City Council and a small part owned by Roads and Maritime Services
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta City Centre Local Environmental Plan 2007</li> <li>• Parramatta Development Control Plan 2011</li> <li>• Environmental Planning and Assessment Regulation 2000 (EP&amp;A Regulation 2000)</li> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environment Protection and Biodiversity Conservation Act 1999 (Cwlth).</li> <li>• Water Management Act 2000</li> <li>• Fisheries Management Act 1994</li> <li>• Heritage Act 1997</li> <li>• National Parks and Wildlife Act 1974</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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report dated: 31 April 2014 Written submissions during public exhibition: 20 Submissions <b>Verbal submissions at the panel meeting:</b> Against: Mr Tom Messenger representing owners of properties on Church Street Parramatta, Mr McClaren, Mr Stevens, Mr Khouri, Mr Haskew, Mrs Boessel, Mr Makdissi Applicant: Ms Kim Shmuel, Mr Joesph Byrne, Mr Elias McGrath, Mr Robert Power
8	<b>Meetings by the panel:</b> Briefing Meeting – 4 September 2014 Final Briefing Meeting and Determination Meeting – 15 April 2015
9	<b>Council recommendation:</b> Approval subject to conditions
10	<b>Draft conditions:</b> As attached to assessment report