

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

2014SYW094 – Parramatta – DA/484/2014 [78-100 Church 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:

1. The proposed development will add to the supply and choice of housing within the Central West Metropolitan Subregion and the City of Parramatta and will add to the commercial capacity of the Parramatta CBD in a location currently experiencing significant urban redevelopment and renewal and which has ready access to metropolitan transport services and the amenity and services offered by Parramatta CBD
2. The proposed development subject to resolution of the Deferred commencement conditions adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land
3. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2007 and Parramatta DCP 2011
4. The scale, architectural treatment and landscape treatment adopted for the proposal for the proposal are consistent with the emerging character of the locality. In this regard the Panel observes that the Design Excellence Jury is satisfied that the project meets the threshold for design excellence
5. The proposed development, subject to the conditions imposed, will not generate unacceptable adverse impacts on the natural or built environments including the amenity of adjoining or nearby premises, nearby heritage items or the performance of the City Centre road and traffic systems
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is suitable use of the site and approval of the proposal is in the public interest.

Conditions:

The panel approves the proposal subject to the following amendments and additional conditions:

Schedule 1 – Deferred Commencement Consent:

- 1A. Prior to the issue of the operative consent, an arrangement must be made with the owner of the adjacent multi-level car park known as 15 Wentworth Avenue (currently Parramatta City Council) to provide a barrier between the street level and the uppermost level of the car park along the whole of the western elevation of the car park where it is adjacent to this development site.

The barrier is to be provided at the full cost of the applicant and the applicant is to provide plans and details of the proposed barrier to:

- a) reduce opportunities for overlooking from the car park into residential units;
- b) reduce the potential for headlight glare to impact on residential units within the development;
- c) reduce the opportunity for vehicle noise to travel from the car park to residential units; and
- d) improve the visual appearance of the carpark when viewed from the site.

The above measures and agreement are to be provided to the satisfaction of Council's Director Strategic Outcomes and Development and the car park owner.

Reason: To appropriately mitigate the impact of the car park on adjacent residential units in this development.

Schedule 2 – Conditions of Consent

11A. The following car parking is to be provided and indicated on revised plans to the satisfaction of the PCA before the issue of a Construction Certificate:

- (a) 364 residential car spaces (being 1 space per dwelling)
- (b) 22 residential car spaces for residential visitors
- (c) 41 commercial/retail car spaces.

Reason: To ensure the parking is appropriately allocated to the residential and commercial components of the development.

11B. Prior to the issue of a Construction Certificate, a final Alignments Plan is to be submitted to the satisfaction of Council's Manager, Development and Traffic Services and is to include the following:

- (a) Cross falls at the corner of Parkes Street and Church Street to be amended for a 2.5% maximum gradient from the proposed road widening building line to kerb
- (b) Location, dimensions and falls of all kerb ramps, at 2100mm wide as per Council's Public Domain Guidelines. Kerb ramps must correspond on both Alignments Plans and the ground floor plan.

11C. Prior to the issue of a Construction Certificate, a Public Domain Plan in accordance with the Parramatta City Council's Public Domain Guidelines is to be submitted to the satisfaction of Council's Manager, Development and Traffic Services. This plan is to include the following:

- (a) A detailed design plan of civil and landscape works including but not limited to raised threshold, cobblestone pavements (between the raised threshold and the existing cobblestone pavement near the northern property boundary), realignment of kerb and gutter and raised footpath treatment on the service lane located on the east side of the property boundary for shared zone and safe vehicle access to the property (refer to the Lane 20 plan in the Southern Precinct Master Plan). The provision of the shared zone is to be in accordance with the Shared Zone Technical Direction (attached TTD 2014-003) and to the satisfaction of Council and Roads and Maritime Services.
- (b) Details of the public domain treatment of Church Street and Parkes Street.

Notes:

- (i) Tactile Ground Surface Indicators must be shown at corners, pedestrian crossings and driveways crossings
- (ii) The alignment of the kerb line on Anderson Lane must create a continuous footpath. Driveway crossings with City Centre footpath paving, driveway paving, and tactiles are to be applied as per DS40. A continuous layback is to be applied across both driveways and the two kerbs lines north and south of driveways are to be on the same alignment.
- (iii) All of the paving along the Church and Parkes Street frontages are to be replaced to the current DS40 standard.
- (iv) The Anderson Lane paving to be completed as per the Fire Horse Lane paving (north of the site). The alignment levels must be shown over the laneway.

11D. Further investigation is to be carried out in order to improve the pedestrian wind environment along Church Street and Anderson Lane. Details of the investigations and further mitigation measures proposed are to be submitted to the satisfaction of Council's Manager, Development and Traffic Services for review and incorporation within the proposed development prior to the issue of a Construction Certificate. Wind mitigation measures shall seek to achieve the recommended 13m/second criterion contained within Part 4.3.3 of Parramatta DCP 2011.

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

128A. Prior to the issue of the Occupation Certificate, the PCA must ascertain that the barrier on the adjacent car park (referred to in the Deferred Commencement Condition 1A) has been installed in accordance with the approved plans.

Reason: To appropriately mitigate the impact of the car park on this development.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	2014SYW094 – Parramatta – Council Reference: DA/484/2014
2	Proposed development: Consolidation of lots, demolition and construction of a 39 storey mixed use development containing 364 units over 4 levels of basement car parking.
3	Street address: 78-100 Church Street, Parramatta
4	Applicant: Dylam Development Pty Ltd Owner: Eco World Sydney Development Pty Ltd
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 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 30 April 2015 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: Against- Mrs Boesel; On behalf of the applicant- Mr Adam Byrnes
8	Meetings and site inspections by the panel: 13 May 2015
9	Council recommendation: Deferred Commencement Consent
10	Draft conditions: Attached to Council Assessment Report as Schedule 2 of the report