

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Thursday 4 December 2014 at 10.30 am**

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

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW124 – Parramatta, DA/391/2012/B, Section 96(2) modification to an approved staged development application for the construction of a mixed use development containing approximately 770 apartments, 2 Morton Street, Parramatta. The modification seeks approval to alter stage 1 works including –

1. Changes to proposed landscaping;
2. Modification to the roof;
3. Changes to the internal layout; and
4. Changes to the external façade.

Date of determination: 4 December 2014

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 as modified is considered to be substantially the same as that previously approved.
2. The proposed amendments will improve the appearance of the façade in public view and improve access to the development.
3. The proposed amendments will not adversely affect the natural or built environments.
4. No submissions were received on the proposal;
5. In consideration of the conclusions reached in 1 -5 above the Panel considers approval is in the public interest.

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

Panel members:

		
Mary-Lynne Taylor (Chair)	Paul Mitchell	Bruce McDonald
		
Jean Pierre Abood	Andrew Wilson	

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SCHEDULE 1

1	JRPP Reference – 2014SYW124, LGA – Parramatta City Council, DA/391/2012/B
2	Proposed development: Section 96(2) modification to an approved staged development application for the construction of a mixed use development containing approximately 770 apartments. The modification seeks approval to alter stage 1 works including – 1. Changes to proposed landscaping; 2. Modification to the roof; 3. Changes to the internal layout; and 4. Changes to the external façade.
3	Street address: 2 Morton Street, Parramatta.
4	Applicant/Owner: Applicant: Probuild. Owner: Starryland Sydney Pty Ltd.
5	Type of Regional development: S96(2) modification
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Parramatta Local Environmental Plan 2011 (Amended) • Draft environmental planning instruments: Nil • Development control plans: ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: ○ Environmental Planning and Assessment Regulation 2000 • 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 with recommended conditions, Statement of environmental effects, SEPP 65 summary, GFA schedule. Submissions received during exhibition: None Verbal submissions at the panel meeting: None
8	Meetings and site inspections by the panel: Final Briefing meeting on 4 December 2014.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report