

## **JOINT REGIONAL PLANNING PANEL (Sydney West Region)**

JRPP No	2014SYW153
DA Number	DA/706/2014
Local Government Area	City of Parramatta
Proposed Development	Concept approval is sought for the re-development of 3 development sites within the Auto Alley precinct. Concept approval is sought for the construction of 7 buildings containing 753 apartments and approximately 39,000sqm of retail/commercial floor space. Concept approval is also sought for the provision of a public park on Site 3.
Street Address	57, 63 & 83 Church Street and 44 Early Street - Parramatta
Applicant/Owner	Applicant: Dyldam Developments Pty Ltd  Owner/s: Gateway Parramatta Two Pty Ltd & Gateway Parramatta Two Commercial Pty Ltd
Number of Submissions	10 submissions
Regional Development Criteria (Schedule 4A of the Act)	Schedule 4A(3) Development that has a capital investment value of more than \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (BASIX) 2004</li> <li>• State Environmental Planning Policy (Urban Renewal) 2010</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta City Centre Local Environmental Plan 2007</li> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> </ul>
List all documents submitted with this report for the panel's consideration	All plans and documents listed within Condition 1 of the Recommendation section of the Assessment Report
Recommendation	Approval subject to conditions
Report by	Kate Lafferty Senior Development Assessment Officer City of Parramatta Council
Report date	14 June 2016