

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Department of Planning & Environment, Parramatta**
on **Wednesday 29 June 2016 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell

Apologies: None

Declarations of Interest: Mary-Lynne Taylor declared a non-significant non pecuniary interest and advised that she has worked with one of the Architectural firms of the applicant but she has had no involvement with development of this site and does not believe that her previous involvement will affect her decision on this matter.

Determination and Statement of Reasons

2014SYW153 – City of Parramatta Council, DA706/2014, 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.

Date of determination: 29 June March 2016

Decision:

The Panel unanimously 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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The proposed development will add to the supply and choice of housing within the Central West Subregion and the Parramatta CBD in a location with ready access to the metropolitan transport facilities and services available within the CBD, will add to the commercial and retail capacity of the CBD and will provide additional public open space within the centre.
2. The proposed development will provide a significant buildings exhibiting design excellence at a key entry point to Parramatta CBD which will act to enhance Parramatta's role as a major metropolitan centre.
3. The Panel has considered the Applicant's request to vary the development standards contained in Clause 21 (Height of Buildings), Clause 22L (Floor Space Ratio) and Clause 22L(4) (Distribution of Floor Space) of Parramatta LEP 2007 and considers that compliance with these standards is unreasonable and unnecessary in the circumstances of this case as the additional height and floor space will not result in buildings that are inconsistent with the scale of buildings planned for this locality, will have negligible impacts and the development remains consistent with the objectives of the standards and the applicable B4 Mixed Use and B5 Business Development zones.

In this regard the Panel particularly notes that the Design Competition Jury considers that the proposed building exhibit design excellence and supports the variation to the height and floor space development standards.

4. The proposed development is consistent with Council's adopted CBD Planning Strategy and associated Draft Planning Proposal currently being considered for Gateway Determination.
5. The proposed development subject to the conditions applied adequately satisfies the relevant State Legislation and State Environmental Planning Policies including, SEPP 55-Remediation of Land, and SEPP (Infrastructure) 2007 SEPP 65 (Design Quality of Residential Flat Buildings) and SEPP (Urban Renewal) 2010.
6. The proposal adequately satisfies the provisions and objective of Parramatta City LEP 2007

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

and Parramatta DCP 2011. The Panel notes the proposal also satisfies the currently applying Parramatta LEP 2011.

7. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including impacts on nearby residential developments and heritage items, the operation of road network or the performance of the local drainage systems.
8. In consideration of conclusions 1-7 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal 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



Bruce McDonald



Paul Mitchell

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014SYW153, LGA – City of Parramatta, DA706/2014
2	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.
3	Street address: 57, 63 & 83 Church Street and 44 Early Street, Parramatta.
4	Applicant: Dyldam Developments Pty Ltd Owner/s: Gateway Parramatta Two Pty Ltd & Gateway Parramatta Two Commercial Pty Ltd.
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Design Quality of Residential Flat Buildings ○ SEPP (Infrastructure) 2007 ○ SEPP (BASIX) 2004 ○ SEPP (Urban Renewal) 2010 ○ SREP (Sydney Harbour Catchment) 2005 ○ Parramatta City Centre Local Environmental Plan 2007 ○ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with draft conditions of consent and copy of submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Lance Doyle • Nathaniel Murray
8	Meetings and site inspections by the Panel: 29 June 2016 – Final Briefing meeting.
9	Council recommendation: Approval