

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 11 February 2015 at 12.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald and Cr Andrew Wilson

**Apology:** Cr Jean Pierre Abood

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2014SYW154 – Parramatta, DA/845/2013/A**, Modification of DA/845/2013 by removing approved works to the eastern stand, altering the northern and southern stands, relocating the big screen TV, providing an additional big screen TV and increasing the approved seating capacity by 205 patrons resulting in a total fixed seating capacity of 24,771 persons, Lots 951, 952, 954, 959, 962, 963, 11-13 O'Connell Street, Parramatta.

**Date of determination:** 11 February 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 Panel considers the proposal is substantially the same as that originally approved.
2. The proposal remains adequately compliant with the relevant State Environmental Planning Policies and Parramatta City Centre Local Environmental Plan 2007.
3. The proposed development will not generate additional impacts on the built environment including traffic impacts.
4. The proposed development will provide an improved heritage outcome by reducing the height and relocating the proposed screens and improved outcome for the natural environment by retention of additional trees.
5. In consideration of the above conclusions the Panel considers the proposal continues to be in the public interest.

**Conditions:** The development application was approved subject to conditions provided attached to the addendum assessment report tabled prior to the meeting.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Stuart McDonald</b>	 <b>Bruce McDonald</b>
 <b>Andrew Wilson</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW154, LGA – Parramatta City Council, DA/845/2013/A</b>
2	<b>Proposed development:</b> Modification of DA/845/2013 by removing approved works to the eastern stand, altering the northern and southern stands, relocating the big screen TV, providing an additional big screen TV and increasing the approved seating capacity by 205 patrons resulting in a total fixed seating capacity of 24,771 persons.
3	<b>Street address:</b> Lots 951, 952, 954, 959, 962, 963, 11-13 O'Connell Street, Parramatta.
4	<b>Applicant/Owner:</b> <b>Applicant:</b> Venues NSW. <b>Owner:</b> The State of NSW – Crown Land held in Trust and control by the Parramatta Stadium Trust.
5	<b>Type of Regional development:</b> Section 96(2) modification application
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Parramatta City Centre Local Environmental Plan 2007</li> <li>○ "Housekeeping" Draft Amendments to Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Luke Coleman from the Stadium, Nick Tsitovitch from APP, Jason Perica on behalf of the applicant in presence to answer questions from the Panel.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 11 February 2015 - Site Inspection and Final Briefing meeting.
9	<b>Conditions requested to be modified - Condition 1, Condition 2 and Condition 3</b>