

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 15 July 2015 at 4.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Cr Jean Pierre Abood and Cr Andrew Wilson

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW166 – Parramatta, DA/799/2014, Demolition, tree removal and construction of an office building, Chancery building and a Parish Hall and associated basement parking on Lot 1 DP 1034092 and construction of a part 5 part 6 storey residential flat building, comprising 77 units with two levels of basement parking on Lot 5 DP 1182647, No. 1 Marist Place & No. 26 O'Connell Street, Parramatta.

Date of determination: 15 July 2015


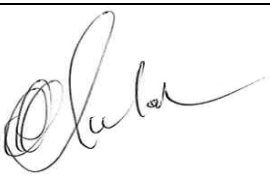


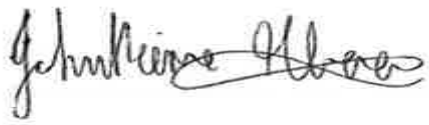
Panel consideration:

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.

Panel Decision:

The decision of the Panel is to defer formal determination and request Department of Planning & Environment to facilitate discussion between the Applicant, Heritage Office and Parramatta Council for the purpose of reconciling the proposal with reasonable and lawful conditions and for the final plans resulting from those discussions to be submitted to the Council for assessment and to the Panel for final determination.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Lindsay Fletcher
 Andrew Wilson	 Jean Pierre Abood	

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SCHEDULE 1

1	JRPP Reference – 2015SYW166, LGA – Parramatta City Council, DA/799/2014
2	Proposed development: Demolition, tree removal and construction of an office building, Chancery building and a Parish Hall and associated basement parking on Lot 1 DP 1034092 and construction of a part 5 part 6 storey residential flat building, comprising 77 units with two levels of basement parking.
3	Street address: Lot 5 DP 1182647, No. 1 Marist Place & No.26 O'Connell Street, Parramatta.
4	Applicant/Owner: The Catholic Diocese of Parramatta/Trustees Roman Catholic Church.
5	Type of Regional development: Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979, the development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ 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 • 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.
7	Material considered by the panel: Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Reverend Father Peter G William – Administrator of the Diocese of Parramatta • Kieran Lahey – Director of Property and Infrastructure Services Catholic Diocese of Parramatta • Marian Higgins – Managing Director The Planning Group
8	Meetings and site inspections by the panel: 21 January 2015 – Briefing Meeting 15 July 2015 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report