

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Tuesday 24 November 2015

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: 24 November 2015

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:

- The proposed development will provide additional administrative and functional facilities in association with the operation of the Cathedral and will add to the supply and choice of housing within Parramatta CBD.
- Subject to the conditions imposed the proposal will satisfactorily integrate with its current and future context and not adversely impact on nearby heritage items.
- The proposed development will adequately satisfy the relevant State Legislation, State Environmental Planning Policies and the applicable local planning instruments.
- The variations sought in regard to the non-compliance with the LEP development standards relating to height and floor space ratio to be acceptable in this case as are relatively minor and will not impact on the surrounding context significantly more substantially than would a conforming development.
- The development is a suitable use of the site and approval is in the public interest.

Conditions: The development application was approved subject to revised conditions recommended with the Council Assessment Report.

Panel members:

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

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014SYW166, 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: <p>At the meeting on 15 July 2015, the decision of the Panel was 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.</p> <p>Original Council assessment report with recommended conditions and written submissions.</p> <p>Revised Council Assessment Report and the changes to the report included:</p> <ul style="list-style-type: none"> • Modification to condition 7 which refers to the General Terms of Approval in the Heritage Council letter. • Additional condition no. 7A which specifically requests the removal of level 5 of the apartment building. • Advisory notes following condition 117, which are consistent with the General Terms of Approval in the Heritage Council letter.
8	Meetings and site inspections by the panel: 21 January 2015 – Briefing Meeting 15 July 2015 - Site Inspection and Final Briefing meeting. 10 November 2015 to 24 November 2015 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Revised conditions attached to council assessment report