

JOINT REGIONAL PLANNING PANEL
(Sydney West Region)

JRPP No	JRPP Reference Number: 2014SYW167
DA Number	DA/828/2014
Local Government Area	Parramatta City Council
Proposed Development	Substantial alterations and additions to an existing seven storey commercial building including the provision of additional floor space on all upper levels and the addition of an eighth storey. Approval is also sought to use the building as a mixed use development containing 1347sqm of commercial/retail space and 106 residential units.
Street Address	464 Church Street, Parramatta
Applicant	CBD 888 Pty Ltd
Owner	Stourton Properties Pty Ltd
Number of Submissions	One submission has been received.
Regional Development Criteria	The development has a capital investment value of over \$20 million
List of All Relevant s79C(1)(a) Matters	State Environmental Planning Policy No.55 – Remediation of Land, State Environmental Planning Policy No.65 (Design Quality of Residential Flat Buildings), State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Parramatta City Centre LEP 2007, Parramatta Development Control Plan 2011
Recommendation	Approval with Conditions
Report by	Diep Hang, Senior Development Assessment Officer