

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

2014SYW167 – Parramatta, DA/828/2014, 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, 464 Church Street, Parramatta.

Date of determination: 15 July 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 adaptive re-use of the existing building will add to the supply and choice of housing within the Central West Metropolitan Subregion and Parramatta CBD and will provide a contemporary presentation and active commercial activity to Church Street.
2. The Panel has considered the applicant's request to vary the development contained in Clause 21 Height of Buildings Parramatta City Centre LEP 2007 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the additional floor space will not result in a building that is inconsistent with scale of buildings planned for this locality, the development remains consistent with the objectives of the standard and the applicable B4 Mixed Use Zone and the development will not adversely impact on view corridors.
3. The proposed development as amended by the deferred commencement condition adequately satisfies the relevant State Environmental Planning Policy including SEPP 65 Design Quality of Residential Flat Development 2002 and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and (SEPP 5 Remediation of Land).
4. The proposal as amended by the deferred commencement condition adequately satisfies the objectives and provisions of Parramatta City Centre LEP 2007, Parramatta DCP 2011 and the nearby exhibited planning proposal to amalgamate relevant the LEP with Parramatta Local Environmental Plan 2011.
5. The scale and form of the amended building are altered little from that now occupying the site and the proposal alterations will provide a more contemporary presentation.
6. The development as amended by the deferred commencement condition will have no significant impact on the built or natural environments including the amenity of nearby residential premises, the local road network or views to and from Old Government House and Domain. In regard to Heritage impact the Panel notes the proposal is to be assessed by the Australian Government Department of Sustainability, Water, Populations and Community.
7. In consideration of conclusions 1-6 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 a deferred commencement condition in relation to reduction in the scale of the building and the deferred commencement condition opposed was agreed by the applicant at the meeting and in the Panel's view will significantly reduce the impact on the objector's property.

Panel members:



Mary-Lynne Taylor



Bruce McDonald

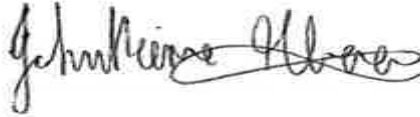


Lindsay Fletcher

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Andrew Wilson



Jean Pierre Abood

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SCHEDULE 1

1	JRPP Reference – 2015SYW167, LGA – Parramatta City Council, DA/828/2014
2	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.
3	Street address: 464 Church Street, Parramatta.
4	Applicant/Owner: (Applicant) CBD 888 Pty Ltd. (Owner) Stourton Property Pty Ltd
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 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Parramatta Local Environmental Plan 2007 • 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"> • Adam Byrnes – Think Planners on behalf of the applicant.
8	Meetings and site inspections by the panel: 11 February 2015 – Briefing Meeting 15 July 2015 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report