

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Parramatta City Council on 13 May 2015 at 1.30 pm

Panel Members: Ms Mary-Lynne Taylor (Chair), Mr Bruce McDonald,
Mr Lindsay Fletcher, Cr Andrew Wilson

Apologies: Cr Jean Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2015SYW015 – Parramatta – DA/62/2013/B and DA/62/2013/D [169 Macquarie Street, Parramatta] as described in Schedule 1.

Date of determination: 13 May 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 is satisfied that the development to which the consent for modification relates is substantially the same as the development for which consent was originally granted.
2. The amended development will produce similar benefits and substantially the same impacts as the development for which the development was originally granted.
3. Accordingly the development remains a suitable use of the site and consent to the amendment is in the public interest

Conditions: The development application was approved subject to the conditions in Schedule 1 of the Council Assessment Report.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	2015SYW015 – Parramatta – Council Reference: DA/62/2013/B and DA/62/2013/D
2	Proposed development: Section 96(2) modification to an approved 15 storey building containing ground floor retail and 14 commercial levels over basement car parking including the following: <ol style="list-style-type: none"> 1. Increase of gross floor area by approximately 294sqm; 2. Changes to the public domain plan, basement plan, ground floor plan and core layout with minor additions and alterations to include amenities; 3. The southern line of the building extended south to align with northern alignment of Parramatta Square; 4. The northern line of the building extended 2 metres towards Macquarie St and the main entrance moved east; 5. Changes to materials and finishes.
3	Street address: 169 Macquarie Street, Parramatta
4	Applicant: Leighton Properties Owner: The Trust Company (Australia) Limited
5	Type of Regional development: Capital Investment Value >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (Urban Renewal) 2010 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta City Centre Local Environmental Plan 2007 • Parramatta Development Control Plan 2011 • 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 Dated 30 April 2015 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: Against Mrs Boesel; On behalf of the applicant- Mr Michael West & Mr David Wright
8	Meetings and site inspections by the panel: 13 May 2015
9	Council recommendation: Approval