

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 9 December 2015 at 2.00 pm**

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

**Apologies:** None

**Declarations of Interest:** Mary-Lynne Taylor declared a non-significant non pecuniary interest in relation to this particular matter because her firm has undertaken professional work with Turners Architects who are the architects of this application but she has not been involved for the subject site.

### Determination and Statement of Reasons

**2015SYW097 – Parramatta, DA/310/2015,** Multi storey car park and associated works, 1 Parramatta Park Land, Parramatta.

**Date of determination:** 9 December 2015






**Decision:**

The panel unanimously determined to defer the development application for additional submission from Parramatta Council.

**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.

**Panel members:**

 <b>Mary-Lynne Taylor</b>	 <b>Bruce McDonald</b>	 <b>Stuart McDonald</b>
 <b>Andrew Wilson</b>	 <b>Jean Pierre Abood</b>	

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW097, LGA – Parramatta City Council, DA/310/2015</b>
2	<b>Proposed development:</b> Multi storey car park and associated works.
3	<b>Street address:</b> 1 Parramatta Park Land, Parramatta.
4	<b>Applicant:</b> Parramatta Leagues Club
	<b>Owner:</b> Parramatta Park Trust
5	<b>Type of Regional development:</b> Schedule 4A – Clause 3 – Development over \$20 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ Parramatta City Central Local Environmental Plan 2007</li> </ul> </li> <li>• Draft environmental planning instruments: Parramatta Section 94A Contributions Plan.</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report and recommended deferred commence approval. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Sue Weatherley</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 9 December 2015 – Site Inspection and Final Briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report