

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Department of Planning & Environment (Parramatta office)
on 25 February 2016 at 2.25 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Andrew Wilson

Apologies: Cr Jean-Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2015SYW097 – Parramatta City Council, DA/310/2015 - Multi storey car park and associated works at 1 Parramatta Park Land Parramatta

Date of determination: 25 February 2016

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*.

The Panel adjourned the meeting at 3.00 pm to discuss the merits of the application.

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:

The panel unanimously determined to defer the development application for additional submission from Parramatta Council at a previous public meeting on 9 December 2015.

The panel unanimously agreed to approve the application, subject to the amended conditions, for the following reasons:

1. The proposed development will provide additional parking facilities to service the current demands of the licensed club operating on the subject land.
2. The proposed development as specified in the Applicants' submission to council dated 4 February 2016 adequately satisfies the relevant State Legislation and State Environmental Planning Instruments including the Water Management Act 2000, SEPP 55 – remediation of Land and SEPP (Infrastructure) 2007.
3. Subject to the conditions imposed relating to the number of car spaces to be provided and the management of the facility limiting its use to the demands generated by the onsite club activities, the proposal will adequately satisfy the provisions and objectives of Parramatta LEP 2007 and Parramatta DCP 2011.
4. The proposed development will have no significant impacts on the built or natural environments including the value of the nearby heritage items including Old Government House Domain, native flora or fauna or the operation of the surrounding road network.
5. In consideration of conclusions 1-4 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 Panel unanimously agreed to approve the application, subject to the Conditions in the Assessment Report and as amended below:





- Deferred Commencement Condition 1D amended to read:
The design of the building shall be altered to fully enclose and secure the western edge of the ground level, returning along the northern edge to meet the driveway exit;

This amendment is required to respond to CPTED considerations given the lack of surveillance.
- Deferred Commencement Conditions 2A amended to read:
To satisfy CPTED considerations delete the landscape mounding treatment along the southern and western edges of the site in favour of treatment which maintains clear lines of sight from Little Coogee walk to the car park;

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- Delete Deferred Commencement Condition 3B
- Condition 6 amended to read:
To ensure that impacts upon the Grey-headed Flying Fox colony are minimised the project Ecologist shall be satisfied the following requirements are met:
- Condition 6C amended to read:
Construction works involving the use of heavy machinery and/or large plant equipment above the level of the adjacent brick wall can only be undertaken during September to November provided all such equipment is suitably separated from the GHFF colony as determined by the Noise Management Plan. This matter shall be managed in accordance with the Noise Management Plan approved to satisfy condition 21.
- Delete Condition 15
- Inclusion of new addition 20F as follows:
To satisfy condition 6(c) the acoustic consultant, and a suitably qualified ecologist, shall determine limitations on the use of heavy machinery/large equipment during the period of September – November.
- Condition 27 to be amended to include a benchmark as provided by Council's Engineer
- Condition 63 amended to read as follows:
The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil during the site works shall take place within 25m of the Grey-headed Flying Fox camp for the duration of on-site works.
- Deletion of Condition 74
- Condition 91 amended to read as follows:
The external walls of the lift cores, within the building only, shall be painted a bright colour, or otherwise treated, to assist in wayfinding through the basement.
- Deletion of Condition 100
- Condition 100 (after above deletion) amended to read as follows:
The car parking approved by this application, being 94 surface spaces and 773 spaces within the multi-storey facility shall only be used by staff of the club, members of the club, and visitors to the club. No public parking shall be provided.
- Condition 104 amended to read as follows:
The property owner/operator of the facility is to ensure any flood warning system is in good working order, through regular testing and maintenance.
Reason: To ensure the integrity of the flood warning system.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald
 Paul Mitchell	 Cr Andrew Wilson

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW097 – Parramatta City Council, DA/310/2015
2	Proposed development: Multi storey car park and associated works
3	Street address: 1 Parramatta Park Land Parramatta
4	Applicant: Parramatta Leagues Club Owner: Parramatta Park Trust
5	Type of Regional development: CIV >\$20 million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Parramatta Section 94A Contribution Plan • 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 Environmental Planning Assessment Act 1979 (EPA) or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 11 February 2016 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: On behalf of the applicant – Jason Perica
8	Meetings and site inspections by the panel: Site Inspection – 9 December 2015 Briefing meeting – 9 December 2015 and 25 February 2016
9	Council recommendation: Deferred Commencement Approval
10	Draft conditions: As per Assessment Report