

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 23 and 29 October 2015

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher,  
Andrew Wilson, Jean Pierre Abood.

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYW101 – PARRAMATTA – DA340/2015 [169 Macquarie Street Parramatta] as described in Schedule 1.**

**Date of determination:** 29 October 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:**






Panel unanimously approved the application, subject to the conditions contained in the Assessment Report, for the following reasons:

1. The proposal is consistent with the earlier approval given to the development of this site for the use by Western Sydney University.
2. The proposal remains consistent with the relevant planning instruments.
3. The internal works of the development will have no significant impacts on the environments.
4. In consideration of conclusions 1-3 above, the Panel considers the proposal is a suitable use of the site and the proposal is in the public interest.

**Conditions:** The application is approved subject to the conditions outlined in the Assessment Report and as amended below:

1. Clause 13 – removed
2. Clause 15 – removed
3. Clause 15 – amended to read: *If hoardings associated with works being undertaken relative to DA 62/2013 are removed prior to completion of works under this consent then measures to restrict unauthorised public access to the site (fencing/hoardings) must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.*

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Lindsay Fletcher</b>
 <b>Andrew Wilson</b>	 <b>Jean Pierre Abood</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW101 – PARRAMATTA – DA340/2015
2	<b>Proposed development:</b> Fitout and use of the ground floor to level 10 of an approved 15 storey building as a Tertiary Education Establishment.
3	<b>Street address:</b> 169 Macquarie Street Parramatta
4	<b>Applicant:</b> The University of Western Sydney <b>Owner:</b> The Trust Company Australia Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value >\$20 Million
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta City Centre LEP 2007</li> <li>• Draft Parramatta Local Environmental Plan 2011 - Amendment No. 10</li> <li>• Parramatta City Centre DCP 2011</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 Dated 20 October 2015 Written submissions during public exhibition: nil Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- none
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 15 July 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to Council Assessment Report