

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Parramatta City Council on 14 October 2015 at 2.00 pm

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYW111 – PARRAMATTA – DA358/2015 [153 Macquarie Street Parramatta] as described in Schedule 1.

Date of determination: 14 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:

The Panel unanimously agrees to approve the proposal subject to the conditions in the Council Assessment Report for the following reasons:

1. The proposed development will facilitate the planned Parramatta Square redevelopment that is to be implemented in stages in this locality as it represents the initial stage of a coordinated basement parking arrangement to service Parramatta Square development. The parking provided will also address the parking demands of the mixed use building development that is to be constructed over this basement footprint.
2. The proposed development accords with the design principles of the Parramatta Square redevelopment adopted by Council. The site development treatment adopted will effectively allow for the proposed basement and the subsequent mixed use development of the site to be effectively integrated into the planned character of the central urban precinct in which it is located.
3. The proposed development, subject to the conditions applied, adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Water management Act 2000, SEPP 55 Remediation of Land, and SEPP (Infrastructure) 2007.
4. The proposal adequately satisfies the provisions and objectives of Parramatta City LEP 2007 and Parramatta DCP 2011.
5. The proposed development will have no unacceptable adverse impacts on the natural or built environments including impacts on nearby heritage items, or the operation of the local road network. In this regard the Panel notes that the removal of the Convict Drain on the site has been approved under an earlier consent and that an archaeological investigation and recording is required under that consent.
6. In consideration on conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

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Conditions: The development application was approved subject to the conditions amended at the meeting and attached.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW111 – PARRAMATTA – DA358/2015
2	Proposed development: Construction of a three level basement car park as well as ancillary essential services at ground level and land subdivision. The development is Nominated Integrated development under the provisions of the Water Management Act 2000.
3	Street address: 153 Macquarie Street, Parramatta
4	Applicant/Owner: Parramatta City Council
5	Type of Regional development: Capital Investment >\$20 Million
6	Relevant mandatory considerations: • Environment Protection Biodiversity Conservation Act 1999 (Cth) • Environmental Planning and Assessment Act 1979 • Protection of the Environment Operations Act 1997 • Water Management Act 2000 • SEPP 55 Remediation of Land • Deemed SEPP Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta City Centre Local Environmental Plan 2007 • Draft Parramatta Local Environmental Plan 2011 - Amendment No. 10 • Parramatta Development Control Plan 2011 • Parramatta s94A development Contributions Plan • 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 and Assessment Act 1979 (EPA) or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 6 October 2015 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- XX
8	Meetings and site inspections by the panel: Site inspection, Final Briefing & Determination Meeting 14 October 2015
9	Council recommendation: Approved subject to conditions
10	Draft conditions: As attached to report