

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Department of Planning & Environment (Parramatta office)  
on 25 February 2016 at 1.30 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

**2015SYW128 – Parramatta City Council, DA/852/2013/A** - Section 96(2) modification has been submitted for the approved construction of a 30 storey mixed use development containing 425 apartments, 317m<sup>2</sup> of retail floor space, 715 public car parking spaces over one (1) level of basement and six (6) levels of podium and three (3) levels of basement car parking containing 389 spaces for residential use. Modification includes an additional two basement levels, increasing number of car parking spaces and reconfiguration of retail spaces to accommodate the substation at street level, 189 Macquarie Street and part of 34 Hassall Street (Lot 5 Sec 88 DP 758829), Parramatta

**Date of determination:** 25 February 2016

**Decision:**

The Panel determined to refuse 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 2.15 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 refused the application for the following reasons:

1. The currently approved development provides sufficient car parking space for the uses involved as previously assessed by Council's planners and determined by this Panel on 15 April 2015.
2. The subject S96(2) application will encourage greater use of private vehicles in a location where the PLEP 2007 encourages greater use of public transport. It is therefore inconsistent with objective 2 given for the B4 zone as well as clause 22E of PLEP 2007.
3. The application is inconsistent with well-established planning policies applying across the Sydney metropolitan area which encourage greater use of public transport in business districts that are well served by public transport.
4. Approval of the application would add unnecessary construction costs and adversely affect housing affordability.
5. The application serves no beneficial planning purpose.
6. For the reasons given above the application is not in the public interest, nor would it be orderly development.

**Conditions:** Not applicable

**Panel members:**



**Mary-Lynne Taylor (Chair)**



**Bruce McDonald**



**Paul Mitchell**

**Cr Andrew Wilson**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW128 – Parramatta City Council, DA/852/2013/A
2	<b>Proposed development: 2015SYW128 – Parramatta City Council, DA/852/2013/A</b> - Section 96(2) modification has been submitted for the approved construction of a 30 storey mixed use development containing 425 apartments, 317m2 of retail floor space, 715 public car parking spaces over one (1) level of basement and six (6) levels of podium and three (3) levels of basement car parking containing 389 spaces for residential use. Modification includes an additional two basement levels, increasing number of car parking spaces and reconfiguration of retail spaces to accommodate the substation at street level.
3	<b>Street address:</b> 189 Macquarie Street and part of 34 Hassall Street (Lot 5 Sec 88 DP 758829), Parramatta
4	<b>Applicant:</b> Toplace Pty Ltd <b>Owner:</b> Parramatta City Council
5	<b>Type of Regional development:</b> CIV >\$5 million – Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Commonwealth Environment Protection Biodiversity Conservation Act 1999</li> <li>• Environmental Planning and Assessment Act 1979 (EPA)</li> <li>• Protection and Environment Operations Act 1997</li> <li>• Water Management Act 2000</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP 55 - Land Contamination</li> <li>• SEPP 65 – Design Quality of Residential Flat Development</li> <li>• Deemed SEP Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta City Centre Local Environment Plan 2007</li> <li>• Parramatta Development Control Plan 2011</li> <li>• Parramatta City Centre Car Parking Strategy 2011</li> <li>• Parramatta CBD Planning Strategy</li> <li>• Parramatta Civic Improvement Plan (Amendment No.4)</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 12 February 2016 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: On behalf of the applicant – Larissa Brennan, David Krepp and Wal Mullany.
8	<b>Meetings and site inspections by the panel:</b> Site Inspection – 25 February 2016 Briefing meeting – 25 February 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Assessment Report