

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: Stuart McDonald declared a non-significant non pecuniary interest in relation to this particular matter because the respective project architects are working on unrelated development projects with his firm, SJB Planning. He advised that the respective architects have not discussed the development application with Mr McDonald and his firm have had no involvement of any nature. As a result Mr McDonald is of the opinion that he will consider the development application in an impartial and objective manner.

Determination and Statement of Reasons

2015SYW197 – Parramatta, DA/484/2013/A, Section 96(2) application to modify the approved 39 storey mixed use development containing ground floor commercial/retail tenancies and 364 units over 4 levels of basement car parking, 78-100 Church Street, Parramatta, Lot 100 DP 792374, Lot 504 DP 701136.

Date of determination: 9 December 2015

Decision:

The panel unanimously determined to refuse 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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The Panel is unable to consent to the modified proposal as it is not satisfied as required by Section 96(2A)b of the EP&A Act that the development as modified is substantially the same development as the development for which consent was originally granted. In reaching that conclusion the Panel has considered the analysis contained in the council staff assessment report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
 Andrew Wilson	 Jean Pierre Abood	

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SCHEDULE 1

1	JRPP Reference – 2015SYW197, LGA – Parramatta City Council, DA/484/2013/A
2	Proposed development: Section 96(2) application to modify the approved 39 storey mixed use development containing ground floor commercial/retail tenancies and 364 units over 4 levels of basement car parking.
3	Street address: 78-100 Church Street, Parramatta, Lot 100 DP 792374, Lot 504 DP 701136.
4	Applicant: Think Planners
	Owner: Eco World Sydney Development Pty Ltd
5	Type of Regional development: Section 96(2) application.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Urban Renewal) ○ State Environmental Planning Policy (BASIX) ○ Parramatta Local Environmental Plan 2007 • Draft environmental planning instruments: Parramatta Section 94A Contributions Plan. • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Chris McEwen • Adam Byrnes
8	Meetings and site inspections by the panel: 9 December 2015 - Final Briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report