

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 6 July 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW045 – City of Parramatta, DA120/2016, Demolition, construction of a 13 storey commercial building over an existing basement level, stratum subdivision and occupation of the new building by the Department of Education, 126-130 George Street, Parramatta (Site to be known as 105 Phillip Street, Parramatta)

Date of determination: 6 July 2016

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The proposed development, which is to accommodate the Department of Education will add to the commercial role of Parramatta CBD.
2. The proposal adequately satisfies all relevant SEPPs and Local planning instruments. In this regard the Panel notes that while the development results in a reduction in parking supply the provision is consistent with Parramatta LEP requirements and objectives.
3. The proposed development will have no significant effects on the natural or built environments. In this regard the Panel considers the treatment of the required on site through link, the onsite heritage listed concrete drain and the potential impacts of a 1% AEP flood event are adequately addressed by design measures /conditions.

Conditions: The development application was approved subject to the conditions recommended with the Council Assessment Report.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	JRPP Reference – 2016SYW045, LGA – City of Parramatta Council, DA120/2016
2	Proposed development Demolition, construction of a 13 storey commercial building over an existing basement level, stratum subdivision and occupation of the new building by the Department of Education.
3	Street address: 126-130 George Street, Parramatta
4	Applicant/Owner: Dexus Funds Management Limited
5	Type of Regional development: Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979, the development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <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 Local Environmental Plan 2011. • Draft environmental planning instruments: Nil • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions.
8	Meetings and site inspections by the panel: 24 June 2016 to 6 July 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report