

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	7 November 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Sameer Pandey and Steven Issa
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on 7 November 2018, opened at 4.10pm and closed at 5:10pm.

MATTER DEFERRED

Panel Ref – 2017SWC087- LGA – City of Parramatta – DA/560/2017 at 7 Charles Street and 116 Macquarie Street, Parramatta (as described in Schedule 1)

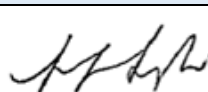
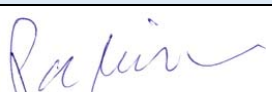
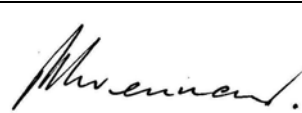
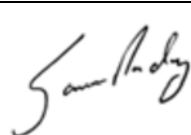

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the application as amended. This is to enable the Design Jury to address each of the specified criteria in Parramatta Local Environmental Plan 2011, Clause 7.10 Design Excellence – Parramatta City Centre, so that the Panel is in a position to determine if this application demonstrates design excellence, as required by the PLEP.

While the application is deferred, the Panel asks that Council consider the changes to the conditions requested by the applicant. The Panel also asks that Council consult with the Department of Education to see if still maintains its objection, and if necessary, Council shall submit an amended set of conditions with its supplementary Council assessment report.

When this information has been received, the Panel may determine the matter electronically, unless it considers that another public meeting is required.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Peter Brennan	 Sameer Pandey
 Steven Issa	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC087- LGA – City of Parramatta – DA/560/2017
2	PROPOSED DEVELOPMENT	Construction of a 48 storey mixed use tower comprising 382 residential units, 646sqm of retail floor space, 5354sqm of office floor space and 8 basement levels containing space for 237 cars, 223 bicycles, 18 motorcycles, storage, refuse and servicing, following demolition of existing buildings. The application is nominated integrated development under the Water Management Act 2000 and the National Parks and Wildlife Act 1974.
3	STREET ADDRESS	7 Charles Street and 116 Macquarie Street, Parramatta (Lots 3 & 4 DP17466, Lot 12 DP706694)
4	APPLICANT/OWNER	Applicant – Statewide Planning Pty Ltd Owner – Merchant Power Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value of more than \$20million at the time of lodgment
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Water Management Act 2000 ○ National Parks and Wildlife Act 1974 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005 ○ State Environmental Planning Policy No. 55 (Remediation) ○ State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) & Apartment Design Guide ○ 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 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil

		<ul style="list-style-type: none"> • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 24 October 2018 • Written submissions during public exhibition: 5 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Council assessment officer – Alex McDougall ○ On behalf of the applicant – Adam Byrne, Frank Stanisic, Charlie Demian
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing – 4 October 2017 • Final briefing to discuss council's recommendation, 7 November 2018, 3.30pm to 4.10pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Sameer Pandey and Steven Issa ○ <u>Council assessment staff</u>: Alex McDougall
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report