

<b>DATE OF DETERMINATION</b>	7 February 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor, Paul Mitchell and Lindsay Fletcher
<b>APOLOGY</b>	Cr Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Cr Sameer Pandey declared an interest because Council is the owner of this development and did not participate in consideration of this application.

Public meeting held at Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere on Wednesday 7 February 2018 opened at 3.05pm and closed at 6.30pm.

#### **MATTER DETERMINED**

Panel Reference – 2017SWC106, LGA – City of Parramatta, DA/758/2017, Address: 5 & 7 Parramatta Square (1A Civic Place, Lot 2 DP 1192394, Parramatta) (AS DESCRIBED IN SCHEDULE 1).

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 subject to the recommended conditions of consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 for the reasons set out below.

#### **REASONS FOR THE DECISION**




1. The proposed development will provide an iconic community facility within the Sydney Central City Planning District and the Parramatta CBD in a location with excellent access to transport services.
2. The proposed development adequately satisfies the relevant State and Regional Environmental Planning Policies including SEPP 55 - Remediation of Land, SEPP (Infrastructure) 2007 and Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
3. The proposal adequately satisfies the applicable provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
4. The design of the proposed development responds appropriately to the planning controls for the Parramatta City Centre and will create a high-quality community facility at this strategically located site near Parramatta Station, and thus be compatible with relevant regional strategic planning goals.

5. The proposed development is considered to be of appropriate scale and form, adequately consistent with the planned character of the locality in which it is placed.
6. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, the amenity of adjacent and nearby premises and the operation of the local road system.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable development of the site and approval of the proposal is in the public interest.

The decision was unanimous.

#### CONDITIONS

The development application was approved subject to the revised conditions presented at the meeting.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Reference – 2017SWC106, LGA – City of Parramatta, DA/758/2017
2	PROPOSED DEVELOPMENT	<p>Construction of a six storey Council facility including partial demolition of the Parramatta Town Hall and demolition of an existing external amenities block. The proposal seeks consent for construction and use of one basement level and one mezzanine basement level.</p> <p>The development application seeks approval for construction of the overall structure and exterior built form only. The use, signage and internal fitout would be subject to a separate development application/s.</p>
3	STREET ADDRESS	5 & 7 Parramatta Square (1A Civic Place, Lot 2 DP 1192394, Parramatta)
4	APPLICANT/OWNER	City of Parramatta Council

5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$5million, Council interest.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 64 – Advertising and signage</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil <ul style="list-style-type: none"> <li><i>Environmental Planning and Assessment Regulation 2000</i>: Section 92 of the EP&amp;A Regulation</li> </ul> </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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report, architectural plans, design excellence jury report, independent heritage report, draft conditions of consent and written submissions.</li> <li>Written submissions during public exhibition: 3</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – Nil</li> </ul> </li> </ul> <p>Object:</p> <ul style="list-style-type: none"> <li>Mrs Boesel <ul style="list-style-type: none"> <li>On behalf of the applicant – Dearbhla Keane, Suzana Cosic and Mark Stapleton</li> <li>On behalf of Council – Helena Miller</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final Briefing Meeting – 7 February 2018 from 5.52 pm to 6.00pm</li> <li>Public Meeting – 7 February 2018</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li><u>Panel members</u>: Mary-Lynne Taylor, Paul Mitchell and Lindsay Fletcher</li> </ul>

		○ <u>Council assessment staff:</u> Helena Miller
9	COUNCIL RECOMMENDATION	Deferred commencement approval
10	DRAFT CONDITIONS	Submitted with report