

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 4 April 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Stuart McDonald, and Sameer Pandey
APOLOGIES	Paul Mitchell and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 4 April 2018, opened at 2:10 pm and closed at 4:15 pm.

MATTER DETERMINED

2017SWC121 – City of Parramatta – DA/841/2017 AT 10 Valentine Avenue, 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 meetings 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 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.





REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development will add to the employment opportunities and services available in the Central City district and the City of Parramatta local government area in a location with ready access to public transport.
2. The site is considered suitable for the proposed use.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies and the applicable objectives and provisions of the Parramatta Local Environmental Plan 2011.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the revised conditions supplied by City of Parramatta Council on 3 April 2018

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Lindsay Fletcher
 Stuart McDonald	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC121 – City of Parramatta – DA/841/2017
2	PROPOSED DEVELOPMENT	14 storey mixed use building on corner of Valentine Ave and Parkes St, comprising ground floor retail unit, 6 storeys above ground car parking and 8 storeys commercial offices above; demolition of existing above ground car park; 4 building identification signs; landscaping; and public domain works.
3	STREET ADDRESS	10 Valentine Avenue, PARRAMATTA (Lot 2 DP1119257)
4	APPLICANT OWNER	Investa Office Development Australian Unity Investment Mgt Administration P/L
5	TYPE OF REGIONAL DEVELOPMENT	General development with a CIV of more than \$20 million, lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (Infrastructure) 2007○ State Environmental Planning Policy (State and Regional Development) 2011○ State Environmental Planning Policy No 55 – Remediation of Land○ State Environmental Planning Policy No 64 – Advertising and Signage○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)○ 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• 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

		<ul style="list-style-type: none"> 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: 21 March 2018 Written submissions during public exhibition: one (1) Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Chris Wilson, Paul Bannister, Paul Reidy, Zofia Kuypers and Matt Sonter On behalf of City of Parramatta Council: Ché Wall Legal advice tabled by Matt Sonter at the meeting
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting on 7 February 2018 Final briefing meeting to discuss council's recommendation, Wednesday, 4 April 2018, 1:50 pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Stuart McDonald and Sameer Pandey <u>Council assessment staff</u>: Johnathan Cleary, Anthony Blood, Alex McDougall, Wendy Wang, Liam Frayne, Ché Wall, Nabil Alaeddine, Steve Chong, Myfanwy McNally and Mark Leotta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As per revised conditions supplied to Panel on 3 April 2018