

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 September 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Peter Brennan
APOLOGY	Nil
DECLARATIONS OF INTEREST	Cr Sameer Pandey and Cr Steven Issa advised that City of Parramatta Council is owner of the Site and will not participate in this matter.

Public meeting held at Mantra, Parramatta on Wednesday 12 September 2018 opened at 5.00pm and closed at 9.12pm.

MATTER DETERMINED

Panel Ref – 2017SWC139 - LGA – City of Parramatta, DA/1171/2014/A, Address – 12-14 Phillip Street and 331A – 339 Church Street, 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 the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the application as described in Schedule 1 subject to the recommended conditions pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.




REASONS FOR THE DECISION

1. The Panel is satisfied that the modified development will be substantially the same as that originally approved.
2. The site constraints include flooding, Aboriginal and European archaeology and acid-sulfate soils. It is considered that sufficient evidence has been provided to demonstrate that these risks can be managed effectively.
3. The likely impacts of the Modification Application as assessed under Section 4.15(1) (b) of the EP&A Act are satisfactory given the high-density character of the area and the built forms envisaged by the controls. In respect to any increase in car parking, care is needed not to compromise the efficient functioning of the local road network. Therefore, the condition, based on the Parramatta LEP requiring an additional 23 spaces is considered suitable given proximity to public transport services, both for the present and the future. The services in question are light and heavy rail, bus, ferry and taxi services.
4. Assessment of the application against the relevant planning framework and consideration of matters, by Council's technical departments has not identified any fundamental issues or concerns. The Modification Application is therefore satisfactory when evaluated against Sections 4.15 and 4.55(2) of the EP&A Act for the reasons set out above.

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

CONDITIONS

The development application was approved subject to the conditions presented at the meeting on 12 September 2018.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Peter Brennan
 Paul Mitchell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC139 - LGA – City of Parramatta, DA/1171/2014/A
2	PROPOSED DEVELOPMENT	Section 4.55 (2) Modification to approved mixed-use tower development including 2 additional residential levels, 2 additional basement levels, 59 additional basement car parking spaces, reconfiguration of podium including additional mezzanine level revised residential apartment mix and revised stratum subdivision.
3	STREET ADDRESS	12-14 Phillip Street and 331A – 339 Church Street, Parramatta
4	APPLICANT/OWNER	Applicant - PccDevco Pty Ltd Owner – City of Parramatta Council and Roads and Maritime Services
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) modification to an application with a CIV 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"> Environmental Planning and Assessment Act and Regulations State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development & Apartment Design Guide State Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007

		<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Regulation 2000</i>: 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 • 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 – August 2018 • Council addendum report dated 12 September 2018 • Written submissions during public exhibition: 14 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Nil ○ On behalf of Council – Claire Jones & Robert Power
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final Briefing Meeting – 12 September 2018 from 2.45pm to 3.20pm • Public Meeting – 13 September 2018 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Peter Brennan ○ <u>Council assessment staff</u>: Claire Jones & Robert Power, Advisian (Independent Planners), Myfanwy McNally and Alex Dougall
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached with addendum report