

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 1 August 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Peter Brennan and Richard Thorp
APOLOGIES	Paul Mitchell and Steven Issa
DECLARATIONS OF INTEREST	Sameer Pandey made a declaration of interest before the meeting as he is involved in commercial dealings with the applicant, as a Councillor of City of Parramatta Council.

Public meeting held at Mantra Parramatta on 1 August 2018, opened at 2:45 pm and closed at 4:35 pm.

MATTER DETERMINED

2018SWC021 – City of Parramatta Council – 46/2018 at 6 & 7 Parramatta Square, 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 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.




The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development demonstrates a satisfactory response to the objectives of the relevant controls.
2. With the imposition of the recommended conditions of consent, the proposed development will have no detrimental impact on adjoining properties.
3. The proposed development will meet the demand which will be created by the future uses proposed on the site and is therefore in the public interest.
4. An objection from a neighbouring owner has been withdrawn as the concerns have been resolved.

CONDITIONS

The development application was approved subject to the conditions provided by Council on 30 July 2018.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Peter Brennan
 Richard Thorp AM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC021 – City of Parramatta Council – 46/2018
2	PROPOSED DEVELOPMENT	Basement carpark for commercial premises and function centre
3	STREET ADDRESS	6 & 7 Parramatta Square, Parramatta
4	APPLICANT OWNER	Walker PS2 Development Pty Ltd Lot 2 in DP 1234735 – Walker PS2 Developments Pty Ltd Lot 3 and 4 in DP 1234735 – City of Parramatta Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 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 (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 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 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: 12 July 2018 Written submissions during public exhibition: two (2) Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Sylvia Hrovatin
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting on 2 May 2018 Final briefing meeting to discuss council's recommendation, 1 August 2018, 2:35 pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher and Richard Thorp <u>Council assessment staff</u>: Shaylin Moodliar, Paul Clarke, Wendy Wang, Mark Leotta, Thomas Fernandez, Matthew Di Maggio <u>Other attendees</u>: George Jeoffreys, Peter Cinque, Drew Bewsher, and Helena Miller
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended recommended conditions of consent supplied by Council on 30 July 2018