

DATE OF DETERMINATION	31 July 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Sameer Pandey and Martin Zaiter
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Paul Mitchell declared a conflict as City Plan is his employer.

Public meeting held at Rydalmere Operations Centre on 31 July 2019, opened at 2.24pm and closed at 6.05pm.

MATTER DEFERRED

2018SWC081 - City of Parramatta – DA/469/2018 at 163-165 George 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 meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.


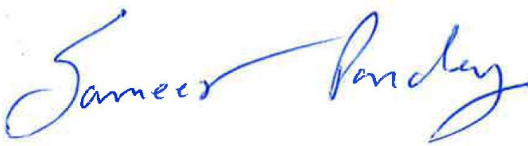


The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

DECISION

The Panel will defer the matter for the applicant to respond to the seven (7) key issues identified at the meeting (Building height, Flooding, Heritage and urban design, Parking, Tree removal, Transport NSW concurrence and Contamination) in consultation with Council Officers. The matter is to be reported back to the Panel at its meeting in November 2019.

The Panel is concerned about the comments of the Council's engineer and requires the matter of flooding to be dealt with by amendments to the plans.

PANEL MEMBERS	
 Mary-Lynne Taylor	 Sameer Pandey
 Stuart McDonald	 Martin Zaiter

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC081 - City of Parramatta – DA/469/2018
2	PROPOSED DEVELOPMENT	Construction of a place of worship building comprising a Grand Cathedral, public forecourt space, multipurpose hall and associated basement parking. The application is identified as Integrated Development for the purposes of the Water Management Act 2000.
3	STREET ADDRESS	163-165 George Street, Parramatta Lot 1 DP78716, Lot 1 DP 1135513 & Lot 1 DP 650704
4	APPLICANT/OWNER	The Hellenic Orthodox Community of Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$5million – Private and Infrastructure and community
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 (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (Infrastructure) 2007 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 Provisions of the Environmental Planning and Assessment Regulation 2000: 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: July 2019 Written submissions during public exhibition: 2

		<ul style="list-style-type: none"> • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – ○ Object – ○ Council assessment officer – Mark Leotta, Claire Stephens, Tina Christy (Consultant on behalf of the City of Parramatta Council) ○ On behalf of the applicant –
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection & Briefing – 6 March 2019 • Final briefing to discuss council's recommendation, 31 July 2019, 12.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Sameer Pandey and Martin Zaiter. ○ <u>Council assessment staff</u>: Mark Leotta, Claire Stephens, Tina Christy (Consultant on behalf of the City of Parramatta Council)
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A