

DATE OF DETERMINATION	31 July 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald and David Ryan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Cr Sameer Pandey and Cr Martin Zaiter declared conflict of interest as they participated at the council meeting for planning proposal for this site.

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

MATTER DEFERRED

2018SWC082 - City of Parramatta – DA/480/2018 at 180 George Street and 180A, C & D 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 is minded to approve the application but will defer determination to allow -

- A Construction Management Plan to be prepared addressing the issues for owners and workers;
- A Operational Noise Management Plan to be prepared to include measures to protect existing residents and businesses;
- A Revised Acoustic Report addressing all late-night trading activities that could potentially be affected. Relevant findings of this report should be included in the two preceding management plans.

Upon receipt of the Council addendum report, the Panel may determine the matter electronically or by public meeting.

PANEL MEMBERS	
	
Mary-Lynne Taylor	Paul Mitchell



Stuart McDonald



David Ryan

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018SWC082 - City of Parramatta – DA/480/2018
2	PROPOSED DEVELOPMENT	58 and 66 storey mixed used buildings over a podium on the corner of George Street and Charles Street, comprising two (2) new ground floor retail units, 5 levels of basement car parking, a child care centre, a commercial gym, 271 serviced apartments, and 753 residential units.
3	STREET ADDRESS	180 George Street and 180A, C & D George Street, Parramatta Lot 201 DP 1082194, Lot 202 DP 1082194, Lot 1 DP 506760, Lot 203 DP 1082194, Lot 204 DP 1082194, CP SP 74916
4	APPLICANT/OWNER	Applicant – Karimbla Construction Services (NSW) Pty Ltd Owner – Karimbla Construction (No13) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of more than \$30million.
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 (Sydney Harbour Catchment) 2005○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017○ State Environmental Planning Policy No. 55 – Remediation of Land○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017○ State Environmental Planning Policy No. 65 – (Design Quality of Residential Apartment Development)○ State Environmental Planning Policy No. 64 – Advertising and signage○ Draft State Environmental Planning Policy (Environment) 2017○ 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"> • Provisions of the Environmental Planning and Assessment Regulation 2000 • 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: 18 July 2019 • Written submissions during public exhibition: 5 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Paul Kuipers, Adam Byrnes and Schandel Fortu ○ Council assessment officer - Myfanwy McNally and Jonathan Cleary ○ On behalf of the applicant – Walter Gordon
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing – 6 March 2019 • Site Inspection – 31 July 2019 • Final briefing to discuss council's recommendation, 31 July 2019, 11.30am. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald and David Ryan ○ <u>Council assessment staff</u>: Myfanwy McNally and Jonathan Cleary
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report