

DATE OF DETERMINATION	8 February 2022
DATE OF PANEL DECISION	8 February 2022
PANEL MEMBERS	Abigail Goldberg (Chair), Roberta Ryan, David Ryan, Jane Fielding and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically 1 February 2022.

MATTER DETERMINED

PPSSCC-282 – Parramatta – DA801/2021, 95 Marsden Street, Parramatta, demolition, tree removal, and construction of a 2 storey Police Station building, including expansion of the existing basement carpark, relocation of the vehicular access to Phillip Street and provision of signage (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and the material presented at meetings and briefings 8 in Schedule 1.

REASONS FOR THE DECISION

The Panel determined to **approve** the application for the reasons outlined in the Council Assessment Report.

The decision was unanimous.

CONDITIONS



The development application was approved subject to the conditions submitted with Council's Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered two written submissions made during the public exhibition. Issues of concern included:

- Potential for boundary adjustment with adjoining site to create a regular shaped allotment
- Position of windows less than 3m from site boundary and impacts on future development on adjoining site
- Relocation of plant and acoustic impacts on future development on adjoining site

The Panel considers that concerns raised in the submissions have been adequately addressed in Council's Assessment Report and in the recommended conditions.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Roberta Ryan



David Ryan



Jane Fielding



Richard Thorp

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-282 – Parramatta – DA801/2021
2	PROPOSED DEVELOPMENT	Demolition, tree removal, and construction of a 2 storey Police Station building, including expansion of the existing basement carpark, relocation of the vehicular access to Phillip Street and provision of signage.
3	STREET ADDRESS	95 Marsden Street, Parramatta
4	APPLICANT/OWNER	Police Property Group/ Her Most Gracious Majesty Queen Elizabeth the 2nd
5	TYPE OF REGIONAL DEVELOPMENT	Crown Development Over \$5 Million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy 64 – Advertising and Signage • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Parramatta Local Environmental Plan 2011 • Draft Parramatta Local Environmental Plan 2020 • Draft Parramatta CBD Planning Proposal • 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>: • 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: 15 December 2021 • Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 3 November 2021 • Papers were circulated electronically 1 February 2022 • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report