

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	21 December 2021
DATE OF PANEL DECISION	21 December 2021
PANEL MEMBERS	Abigail Goldberg (Chair), Roberta Ryan and David Ryan and Jane Fielding
APOLOGIES	Richard Thorp
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 December 2021.

MATTER DETERMINED

PPSSCC-287 – DA/828/2021, City of Parramatta - 7 Parramatta Square (Part Lot 14 DP 1255419), Civic Place, Parramatta, Adaptive reuse of Parramatta Town Hall local heritage item as community facility, food and drink premises (including outdoor dining) and function centre including internal alterations and additions. The use is to be licenced under the *Liquor Act 2007* (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.

Development application

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

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

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

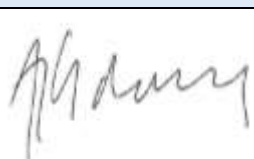

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered one written submission made during the public exhibition.

The Panel notes that issues of concern in the written submission included:

- Impact of Southern Annex on the heritage convict drain

The Panel considers that concerns raised in the submission have been adequately addressed in the Council Assessment Report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Roberta Ryan

A stylized, cursive handwritten signature in dark ink, appearing to read 'David Ryan'.

David Ryan

A cursive handwritten signature in dark ink, clearly legible as 'Jane Fielding'.

Jane Fielding

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-287 – DA/828/2021, City of Parramatta
2	PROPOSED DEVELOPMENT	Adaptive reuse of Parramatta Town Hall local heritage item as community facility, food and drink premises (including outdoor dining) and function centre including internal alterations and additions. The use is to be licenced under the <i>Liquor Act 2007</i>
3	STREET ADDRESS	7 Parramatta Square (Part Lot 14 DP 1255419), Civic Place, Parramatta
4	APPLICANT/OWNER	Applicant – Urbis on behalf of City of Parramatta Council Owner - City of Parramatta Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development Capital Investment Value > \$5M
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 State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State Regional Development) 2011 Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: <ul style="list-style-type: none"> Parramatta CBD Planning Proposal Draft Consolidated Parramatta Local Environmental Plan 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: December 2021 Written submissions during public exhibition: One
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. Papers circulated electronically on 15 December 2021

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Approval subject to conditions