

DATE OF DETERMINATION	21 September 2022
DATE OF PANEL DECISION	21 September 2022
DATE OF PANEL MEETING	20 September 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Jane Fielding, Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 12 September 2022.

MATTER DETERMINED

PPSSCC-336 – City of Parramatta – DA/697/2021 - 7 Macquarie Street, Parramatta - Demolition of existing multi-storey car park and construction of a 13 storey commercial building with a four (4) storey podium.

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 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 deferred commencement condition and general conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Site isolation (No. 5 Macquarie Street, Parramatta)
- Unacceptable impact on the amenity of surrounding Heritage Items
- Failed to satisfy the Objectives of the PLEP 2011 and PDCP 2011
- Non-compliance with the PDCP 2011
- Failed to satisfy the Conservation Agreement
- Unacceptable building height and
- Overshadowing concerns (No. 13 O'Connell Street, Parramatta).

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Jane Fielding 	Richard Thorp 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-336 – City of Parramatta – DA/697/2021
2	PROPOSED DEVELOPMENT	Demolition of existing multi-storey car park and construction of a 13 storey commercial building with a four (4) storey podium.
3	STREET ADDRESS	7 Macquarie Street, Parramatta
4	APPLICANT/OWNER	Applicant: M Projects Owner: Castle Hill RSL Club Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Parramatta Local Environmental Plan 2011 (PLEP 2011) • Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Draft Parramatta Local Environmental Plan 2020 (DLEP 2020). • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 (PDCP 2011) • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Environment Protection and Biodiversity Conservation Act 1999 • Greater Sydney Parklands Trust Act 2022 No. 9 • Water Management Act 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: 12 September 2022 • List of council memo or supplementary report received: 12 September 2022 and 20 September 2022 • Written submissions during public exhibition: 3 • Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 14 April 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg, David Ryan, Roberta Ryan, Jane Fielding, Richard Thorp ○ <u>Council assessment staff</u>: Alicia Hunter • Final briefing to discuss council's recommendation: 20 September 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg, David Ryan, Jane Fielding, Richard Thorp ○ <u>Council assessment staff</u>: Alicia Hunter, Jonathan Cleary

9	COUNCIL RECOMMENDATION	Approval, Deferred Commencement
10	DRAFT CONDITIONS	Attached to the council assessment report