

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	14 November 2025
DATE OF PANEL DECISION	13 November 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 November 2025.

MATTER DETERMINED

PPSSCC-734 – City of Parramatta – DA/357/2025 – 1C Fleet Street, North Parramatta - Tree removal and alterations and additions to the Keller House building including ancillary public domain works to be used as a museum and information centre for survivors and the Stolen Generations Council. The site is a State listed heritage item (I329). The proposal is Nominated Integrated development under the Water Management Act 2000 and under the Heritage Act 1977.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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.

The application has been assessed relative to section 4.15 of the *Environmental Planning and Assessment Act 1979*, taking into consideration all relevant state and local planning controls. On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

Tree removal and alterations and additions to the Keller House building including ancillary public domain works to be used as a museum and information centre for Stolen Generation survivors and an administrative office for the Stolen Generations Council for the following reasons:

- The development is permissible in the RE1 and MU1 zones pursuant to the Parramatta Local Environmental 2023 and satisfies the requirements of all applicable planning standards controls.
- The development will protect the natural environment.
- The development contributes to the heritage values and culture of the precinct.
- Concurrence has been received from the Crown for the recommended conditions of consent.
- For the reasons given above, approval of the application is in the public interest.

The reasons for the conditions imposed on this application are as follows:

- To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
- To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
- To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
- To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

This application is of clear regional (if not national significance) as a re-use and revitalisation proposal for Keller House in the Parramatta North precinct. The building is proposed to be used by the survivors of the stolen generations, as well as the Stolen Generation Council. The application is in my estimation culturally, socially, and environmentally very important.

The panel notes:

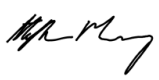
- No public or community submissions
- No objections from internal or external referrals, including Heritage Council and Water NSW
- Applicant's (Crown) concurrence to recommended conditions
- Proposed public domain and landscaping as well as building improvements
- Adjacency to the Parramatta River however riparian land and biodiversity considered to be managed and acceptable
- Improvements to circulation including new pedestrian and cycle pathways
- Council recommendation for approval.

CONDITIONS

The development application was approved subject to the conditions in the council assessment.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-734 – City of Parramatta – DA/357/2025
2	PROPOSED DEVELOPMENT	Tree removal and alterations and additions to the Keller House building including ancillary public domain works to be used as a museum and information centre for survivors and the Stolen Generations Council. The site is a State listed heritage item (I329). The proposal is Nominated Integrated development under the Water Management Act 2000 and under the Heritage Act 1977.
3	STREET ADDRESS	1C Fleet Street, North Parramatta
4	APPLICANT/OWNER	Applicant: Urbis/Department of Creative Industries, Tourism, Hospitality and Sport Owner: Property And Development NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - Environmental Planning and Assessment (EP&A) Act 1979 - EP&A Regulations 2021 - Water Management Act 2000 - Fisheries Management Act 1994 - Protection of the Environment Operations Act 1997 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - Parramatta Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Parramatta Development Control Plan 2023 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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	- Council assessment report: 30 September 2025 - Written submissions during public exhibition: 0
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

