

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON THURSDAY, 18 NOVEMBER 2010 AT 6:00 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce MacDonald	Panel Member
Paul Mitchell	Panel Member
Clr Julia Finn	Panel Member
Clr Paul McDermott	Panel Member

COUNCIL STAFF IN ATTENDANCE

Louise Kerr	Manager Development Services
Mark Leotta	Service Manager Development Assessment Services
Sara Smith	Senior Development Assessment Officer

1. The meeting commenced at 6:00pm

2. **Declarations of Interest –**

Nil

3. **Business Items**

ITEM 1 - JRPP 2010SYW039 – Parramatta Council DA No. 527/2010 - Demolition, tree removal and the construction of a staged 3 storey residential flat building complex containing 106 apartments over basement car parking, 9 Albert Street, (Cnr O Connell Street) NORTH PARRAMATTA

4. **Public Submissions**

1. Ana Zekan – 2 Albert Street addressed the panel **against** the item.

Issues raised

- the assessment of the application has not considered the vision for North Parramatta
- the social issues that currently exist in the locality have been dismissed
- the housing mix of units does not comply with Parramatta development control plan 2005
- concerns regarding security for residents
- concerns regarding the notification of the application – the catchment of notification was low and did not include properties in fennel Street.

2. Renee Moore – 2 Albert Street addressed the panel **against** the item.

Issues raised

- the timing of the meeting does not meet the needs of working residents
- concerns regarding the existing social issues
- concerns are raised regarding the potential neighbours
- limited parking in Albert Street especially on weekends and during events at Parramatta stadium
- concerns raised regarding safety
- concerns raised regarding previous damage to property
- concerns are raised that putting a large number of social housing in close proximity will increase the existing social issues
- would like to know what model this is based on?
- Concerns that people won't buy the private housing which is amongst the social housing – the idea is ill conceived
- Stage 2 too conceptual
- Concerns the community consultation is lacking and people were not notified or provided with sufficient time to attend the on site meeting
- Concerns the issues raised by residents have not been taken into consideration

3. Sarah Byrne – 78 O'Connell Street addressed the panel **against** the item.

Issues raised

- Traffic the intersection is a black spot and over the last year have seen 4 accidents, the intersection is considered dangerous
- resident's letter boxes within the area are used for drug drop off's
- the consultation is abysmal and concerns that no one from Housing NSW attended the on site meeting
- concerns regarding garbage collection, that trucks currently have to move bins onto the street due to cars and lack of space
- concerns that children do not have anywhere to play
- the proposal is not adding any value to the area

4. Anita Hartman – 2 Albert Street addressed the panel **against** the item.

- the street is not a cul-de-sac, it's a dead end street
- concerns that the RTA do not recommend street parking on Albert Street
- a number of properties within Albert Street do not have on site parking and therefore are required to park on the street
- how can the applicant guarantee no more than 97 cars will park on the site, and where would the cars park
- there is only adequate public transport if you walk to Church Street
- private buses operate along O'Connell Street which do not operate on time
- No covered bus shelter is provided in the immediate area
- Concerns are raised regarding egress from the site as issues currently exist with cars exiting Fleet Street
- concerns that traffic will increase if a bus lane is created along O'Connell Street
- the proposal is considered to be an overdevelopment with a lack of parking
- concerns are raised where the visitors and social workers etc will park

5. Jenny Subratha – 8/39 O'Connell Street addressed the panel **against** the item.

- concerns are raised that there could be potentially 212 people living on the site
- the intersection is busy, prone to accidents

- the site is lacking car parking
- the site is a brisk 20 min walk from Westfield or trains
- the footpath along O'Connell Street is not very wide
- concerns the area already has social issues and they will increase with this development
- concerns are raised that the proposal will impact on the primary school
- impacts on car parking when events are being held in Parramatta park and Parramatta Stadium
- concerns regarding where the children will play

1. Joshua Brandon from Housing NSW addressed the panel **in response to the concerns raised by the panel members and public submissions.**

- The applicant advised that the proposal is being driven by the community housing section of Housing NSW.
- The applicant advised the number of private units will be based on financial modelling which has not yet been undertaken and is also dependant on Federal funding.

5. Business Item Recommendations

JRPP 2010SYW039 – Parramatta Council DA No. 527/2010 - Demolition, tree removal and the construction of a staged 3 storey residential flat building complex containing 106 apartments over basement car parking, 9 Albert Street, (Cnr O Connell Street) NORTH PARRAMATTA

Moved, by Bruce McDonald seconded by Cllr Julia Finn that

The application be deferred and a subsequent report be submitted to the Joint Regional Planning Panel which addresses:

1. Clarification be sought on the traffic issues provided by the RTA and Council officers.
2. The amended conditions of consent proposed by the Department of Housing are examined and further comments be provided.
3. Seek comments from Housing NSW regarding the potential impacts this proposal will have on the locality with regards to existing and potential social issues.
4. Provision by Housing NSW of a precise number of private housing units to be provided within the development, based upon financial modelling.
5. Housing NSW to explore larger unit sizes for the private housing component and the distribution of private and public housing throughout the development.

MOTION CARRIED

The meeting concluded at 7:00pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
29 November 2010