

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT PARRAMATTA COUNCIL
ON THURSDAY, 2 OCTOBER 2014 AT 6.30 PM**

Present:

Bruce McDonald – Acting Chair
Paul Mitchell – Panel Member
Lindsay Fletcher – Panel Member
John Chedid – Panel Member
Jean Pierre Abood – Panel Member

Council staff in attendance to assist the JRPP

Anthony Newland
Stan Fitzroy-Mendis
Mark Leotta

Apologies: None

1. The meeting commenced at 6.30 pm

The Chair welcomed everyone to the Sydney West Joint Regional Planning Panel Meeting.

2. Declarations of Interest –

Nil

3. Business Item –

Item 1 - 2013SYW090 – Parramatta, DA/601/2013, Tree removal, re-subdivision and construction of a residential flat building complex containing 167 apartments in 4 buildings sharing two common basement car parks with heights ranging from 14.5m to 16.4m, Part Lot 1 & Lot 11 DP 270605 Midson Road, Eastwood.

4. Public Submissions – The Panel considered the following submissions made at the meeting of the Panel on 2 October 2014:

Against –

- Li Zhou

Support -

- Jeffrey Lord
- Altaf Shaikh

- Paolo Salotto

In making the decision, the Panel considered all of the above submissions.

5. Panel Decision

The decision of the Panel is to defer determining the application to allow the applicant to consider amendments to the proposal that respond to the Panels concerns in regard to the current design.

In consideration of the current proposal the Panel –

- (i) Considers the proposal as designed does not adequately give effect to the principles of the Master plan prepared to respond to the particular characteristics of this site and consequently provides an unacceptable interface, particularly with properties located in Carrington Crescent.
- (ii) The Panel accepts that residential flat buildings, rather than townhouses, are an appropriate form of housing on this site.
- (iii) The Panel considers that the footprints and building form generally are acceptable, but given its concerns as outlined in (i) above it concludes that the design requires amendment so as not to exceed a height of 11m above existing ground level. Infringement of that height plane would only be considered if not visible when viewed from the footpath of the northern side of Mobbs Lane and the footpath from southern property alignment of Carrington Crescent.

Further the Panel considers any lift overrun that infringes the 11m height plane must be integrated within an architectural roof features as detailed in clause 5.6 of Parramatta LEP 2011.

Meeting closed at 8.45 pm

Endorsed by

A handwritten signature in black ink, appearing to read 'Bruce McDonald', with a large, stylized initial 'B'.

Bruce McDonald
Acting Chair
Sydney West Joint Regional Planning Panel
Date: 8 October 2014

