

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

STATEMENT OF REASONS

for decision under the *Environmental Planning and Assessment Act 1979* (NSW)

The Sydney West Joint Regional Planning Panel (JRPP) provides the following Statement of Reasons for its decision under section 80 of the *Environmental Planning and Assessment Act 1979* (NSW)(the Act) to:

Grant consent to the development application subject to conditions

For:

Construction of nine (9) Residential Flat Buildings containing 612 dwellings over basement car parking comprising buildings between four (4) and eight (8) storeys in height on the former Naval Stores site, 64-74A River Road, 24-56 Seamist Avenue and 2B Broadoaks, Ermington

JRPP reference: 2013SYW107 – Council reference: DA/770/2013

Applicant: Payce AE2 - 111 Pty Ltd

Owner: Payce AE2 - 111 Unit Trust & Defence Housing Australia

Type of regional development:

The proposal has a Capital Investment Value of over \$20 million.

A. Background

JRPP meeting

Sydney West Joint Planning Panel was held on 31 July 2014 at Parramatta City Council at 2.30pm.

Panel Members present:

Paul Mitchell
Bruce McDonald
Lord Mayor John Chedid
Councillor Andrew Wilson

Council staff in attendance:

Brad Delapierre
Katherine Lafferty
Jeff Mead – Consultant Town Planner

Declarations of Interest: None

JRPP as consent authority

Pursuant to s 23G(1) of the Act, the Sydney West Joint Planning Panel (the Panel), which covers the Parramatta City Council area, was constituted by the Minister.

The functions of the Panel include any of a council's functions as a consent authority as are conferred upon it by an environmental planning instrument [s 23G(2)(a) of the Act], which in this case is the State Environment Planning Policy (State and Regional Development) 2011.

Schedule 4A of the Act sets out development for which joint regional planning panels may be authorised to exercise consent authority functions of councils.

Procedural background

A **briefing meeting** was held on 13 March 2014.

A **site visit** was undertaken by Panel on 31 July 2014.

A **final briefing meeting** was held with council on 31 July 2014.

B. Evidence or other material on which findings are based

In making the decision, the Panel considered the following:

Environmental Planning and Assessment Act 1979

79C (1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument,

- State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)
- State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings)
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Parramatta Local Environmental Plan 2011
- Ermington Masterplan
- Parramatta Development Control Plan 2011

(ii) any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

- Parramatta Local Environmental Plan 2011

(iii) any relevant development control plan

- Parramatta Development Control Plan 2011

The Panel was provided with three submissions made in accordance with the Act, which objected to the proposal. In making the decision, the Panel considered the submissions and proposed conditions and noted that the conditions deal with the concerns of the objectors.

In making the decision, the Panel considered the following material:

1. Council's Assessment Report on the application received on 14 July 2014.
2. Architectural Plans by Rice Daubney (Z1-DA-0001-1601, Z2-DA-0001-1601, Z3-DA-0001-1601 Z4-DA-0001-1322)
3. Landscape Plan and Statement by James Pfeiffer (13-010-CP01-CP10)
4. Hydraulic Services by Floth (HDA01-HDA24).

In making the decision, the Panel also considered the following submissions made at the meeting of the Panel on 31 July 2014:

1. Submissions addressing the Panel in favour of the application:
 - Aaron Sutherland
2. There were no submissions addressing the Panel against the application at the panel meeting.

The Panel has carefully considered all of the material referred to in Section B.

C. Findings on material questions of fact

(a) Environmental planning instruments. The Panel has considered each of the environmental planning instruments referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to each of the environmental planning instruments referred to in Section B above.

(b) Development control plan. The Panel has considered the Parramatta DCP 2011 referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the Development Control Plan.

(c) Likely environmental impacts on the natural environment. In relation to the likely environmental impacts of the development on the **natural** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **natural** environment in Council's Assessment Report.

(d) Likely environmental impacts of the development on the built environment. In relation to the likely environmental impacts of the development on the **built** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **built** environment in Council's Assessment Report.

(e) Likely social and economic impacts. In relation to the likely social and economic impacts of the development in the locality, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely social and economic impacts of the development in Council's Assessment Report.

(f) Suitability of site. Based on a consideration of all of the material set out in Section B and given the Panel's findings in this Section C, the Panel's finding is that the site is suitable for the proposed development.

(g) Public Interest. Based on a consideration of the material set out in Section B and given the Panel's findings in this Section C, the Panel agrees that granting consent to the development application is in the public interest.

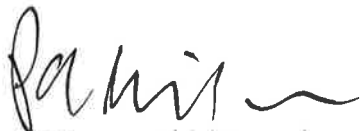
In particular, the Panel is of the view that the following matters lead to the conclusion that granting consent to the development application is in the public interest.

D. Why the decision was made

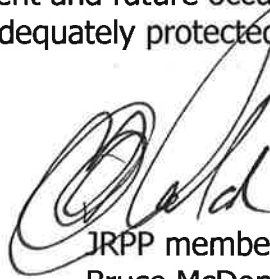
The Panel considers the requests for variation of the development standards contained in Clauses 4.3 and 4.4 are justify the departures and are supported.

In determining to approve the application the Panel concluded:

1. The proposed development will add to the supply and choice of housing in the City of Parramatta in a location adequately served by public transport and road infrastructure and which provides attractive amenity due to its sitting adjacent to the Parramatta River.
2. The proposed development is considered to be a suitable use of the site as it realizes the planned urban renewal of this redundant industrial site consistent with concept plans previously prepared to guide that renewal and consistently with the form of anticipated development reflected in current planning regulations applying to the site.
3. The proposed development will contribute to the attractive presentation of Parramatta River environs consistently with its emerging urban character.
4. The proposed development provides satisfactory standard of amenity for future residents and the development and future occupants will, subject to the conditions to be imposed, be adequately protected from potential flood and noise impacts.



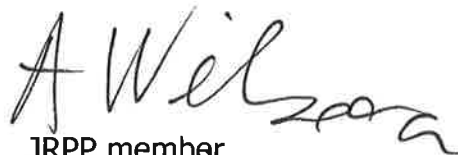
JRPP member (acting chair)
Paul Mitchell



JRPP member
Bruce McDonald



JRPP member
John Chedid



JRPP member
Andrew Wilson

