

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 9 December 2015 at 2.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Cr Andrew Wilson and Cr Jean Pierre Abood

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW097 – Parramatta, DA/490/2014/A, Demolition and construction of a 16 storey mixed use development containing 2 ground floor retail tenancies and 97 residential units over 2 levels of basement car parking, 2-6 Bold Street and 80-82 Cowper Street, Granville.

Date of determination: 9 December 2015

Decision:

The panel unanimously determined to refuse the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.




Reasons for the panel decision:

While acknowledging that the proposed development would introduce retail capacity and add to the supply and choice of housing in the Granville locality consistently with the use planned for the subject site and is consistent with the zoning of the land under Parramatta LEP 2011, the application is refused for the following reasons:



1. Having regard to the review of the proposal conducted by the Design Excellence Advisory Panel and the assessment by Council the proposal is considered to not adequately satisfy the provisions of SEPP 65 Design Quality of Residential Flat Development its associated Residential Flat Design Code or achieve a standard of design quality appropriate to the subject sites prominent location in a renewing sector of Granville Town Centre.
2. The proposal breaches the development standard contained in Clause 4.3 Height of Buildings contained in PLEP 2011. Having considered the applicant's written submission in this regard the Panel has decided that requirement to comply with the standard is reasonable in this case and no substantial environmental planning reason has been advanced meriting relaxation of the standard.
3. Further, the concurrence of Railcorp required under the provisions of Clause 86 of SEPP (Infrastructure) 2007 has not been received and accordingly the Panel is unable to consent to the application. In this regard the Panel notes that the latest amended plans on which the assessment of the proposal is based were not referred to Railcorp by Council for review as their initial consideration of the amended plans judged them to be of inadequate design.
4. In consideration of the conclusions stated in 1-3 above the Panel considers that development of the site as proposed would not be in the public interest.

Further, the Panel in its consideration of this matter observes that the joint development potential of this site and adjoining land similarly zoned which is owned by Railcorp presents a significant opportunity to realise better integrated solution to the development of this prominent key corner site. The Panel recommends that Council attempt to facilitate discussions with the landowners of the subject land Railcorp and Urban Growth NSW to explore coordinated development of the sites.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
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 Andrew Wilson	 Jean Pierre Abood	
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SCHEDULE 1

1	JRPP Reference – 2014SYW097, LGA – Parramatta City Council, DA/490/2014
2	Proposed development: Demolition and construction of a 16 storey mixed use development containing 2 ground floor retail tenancies and 97 residential units over 2 levels of basement car parking.
3	Street address: 2-6 Bold Street and 80-82 Cowper Street, Granville.
4	Applicant: Designer Home Constructions Pty Ltd
	Owner: Mr G Namnour
5	Type of Regional development: Schedule 4A – Clause 3 – General Development over \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (BASIX) ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy (Urban Renewal) ◦ Sydney Harbour Catchment SREP (Deemed SEPP) ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ◦ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Parramatta Section 94A Contributions Plan. • Development control plans: <ul style="list-style-type: none"> ◦ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Adam Byrnes • Adrian Winton
8	Meetings and site inspections by the panel: 9 December 2015 - Final Briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report