

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Thursday 18 December 2014 at 6.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce McDonald and Cr Andrew Wilson

Apologies: Cr Jean Pierre Abood and Cr John Chedid

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW103 – Parramatta, DA/499/2014, Construction of a residential development comprising six (6) residential flat buildings ranging in height from 4 to 11 storeys consisting of 355 dwellings with basement car parking, landscaping, civil works, internal road with on-street car parking and land dedication for open space and road widening, Lot 8 DP 1097934, 1A Morton Street, Parramatta.

Date of determination: 18 December 2014

Decision:

The panel determined to approve 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 material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Standard Variation:

Having considered the applicant's request to vary the development standard Clause 4.4 Floor Space Ratio contained in of the Parramatta LEP 2011. The Panel considers that compliance with the standard is unnecessary in the circumstances of this proposal as the variation sought is minor and compliance would not result in a improved outcome or significantly different apartment development on the site and the urban design now proposed is considered to be of high standard. There are as described in the Panels statement of reasons for approval sufficient environmental planning grounds to justify the requested variation and as the proposed development is consistent with the objectives of the standard and the objectives of the B2 Local Centre Zone.

Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing in the Central Metropolitan Subregion and the City of Parramatta in a location that offers ready access to the services amenity, regional and local transport offered by Parramatta CBD, the Parramatta River Ferry service and the regional open space amenity being developed on the foreshore of the Parramatta River.
2. The proposed development adequately complies with the provisions of the relevant State Environmental Planning Policies including SEPP 65 Design Quality Residential Flat Buildings and associated Residential Flat Design Code, SEPP 55 Remediation of Land, SEPP Infrastructure 2007 and SEPP 32 Urban Consolidation (Redevelopment of Urban Land).
3. Given that the Panel has agreed to vary the development standards contained in Clause 4.4 of Parramatta LEP 2011 in respect of height and floor space ration the proposal is considered to adequately satisfy the provisions of the LEP.
4. The proposed development is considered to be a suitable use of the land as the proposed development provides an attractive viable use of land replacing an effectively obsolete use that currently under utilises the site given its proximity to Parramatta CBD.
5. The proposal responds satisfactorily to its context as the scale, form and on site arrangement of the development achieves a satisfactory transition between the existing and emerging scale of development in the locality in which it is placed and will integrate successfully into the broader district context.
6. The proposal contributes to the development of the planned foreshore recreation area bring developed on the Parramatta River Foreshore.
7. The proposed development will not have significant adverse impact on the natural or built environment including nearby residential development and the operation of the local road network.
8. In consideration of the 1-7 above the Panel considers approval of the development is in the public interest.

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Conditions: The development application was approved subject to conditions in the Council Assessment Report and revised Condition 1, Condition 5(h)(i), Condition 9, Condition 21(a), Condition 53, Condition 61, Condition 95, Condition 96, Condition 104 and Condition 118.

Panel members:

 Mary-Lynne Taylor (Chair)	 Paul Mitchell	 Bruce McDonald
 Andrew Wilson		

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SCHEDULE 1

1	JRPP Reference – 2014SYW103, LGA – Parramatta City Council, DA/499/2014
2	Proposed development: Construction of a residential development comprising six (6) residential flat buildings ranging in height from 4 to 11 storeys consisting of 355 dwellings with basement car parking, landscaping, civil works, internal road with on-street car parking and land dedication for open space and road widening.
3	Street address: Lot 8 DP 1097934, 1A Morton Street, Parramatta.
4	Applicant/Owner: Applicant: North Parramatta No. 1 Pty Ltd c/o Think Planners Pty Ltd. Owner: Parramatta City Council.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 64 (Advertising and Signage) ○ State Environmental Planning Policy - BASIX ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Section 94A Development Contributions Plan (Amendment No. 3) dated 11 December 2013 applies to the site. • Development control plans: ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: ○ 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 with recommended conditions and written submissions. Verbal submissions at the panel meeting: • Adam Byrnes
8	Meetings and site inspections by the panel: Briefing Meeting, 18 December 2014, Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Deferred Commencement Conditions: Attached to council assessment report