

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 23 and 26 October 2015

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYW157 – PARRAMATTA – DA378/2014 [10-42 East Street, Granville] as described in Schedule 1.

Date of determination: 23 to 26 October 2015

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.






Reasons for the panel decision:

The panel unanimously agrees to approve the application, subject to the conditions in the Assessment Report, for the following reasons:

1. This proposed development will add to the supply and choice of housing within the Metropolitan West Central Subregion and the City of Parramatta in a location near to the metropolitan transport facilities provided by Granville Rail station and to the amenities and services available from Granville Town Centre.
2. The Panel has considered the Applicant's request to vary the development standard contained in Clause 4.3 (Height of Building) contained in Parramatta LEP 2011 and considers that compliance with the standard would be unreasonable and unnecessary in the circumstance of this case as the variation will not result in a building that is inconsistent with the scale of buildings approved in and planned for locality and the development remains consistent with the underlying intent of the standard and the objectives of the LEP and the objectives of the Urban Renewal SEPP.
3. The proposed development subject to the conditions applied adequately satisfies the relevant State Environmental Planning Policies including, SEPP 55 Remediation of Land, SEPP 65 Design Quality of Residential Flat Development, SEPP (Infrastructure) 2007 and SEPP Urban Renewal 2010.
4. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011.
5. The site development treatment and the landscape treatment adopted for the proposal will effectively integrate the proposed development into the planned character of the high density residential / urban centre precinct in which it is located.
6. The proposed development will have no significant adverse impacts on the natural or built environments including impacts on the amenity of adjoining or nearby residential premises and nearby community centre, or the operation of local road network.
7. The panel is satisfied that the information provided in regards to traffic and parking impacts adequately allows provisions for greater density in this general locality.
8. In consideration of conclusions 1-7 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in the Assessment Report.

Panel members:

 Mary-Lynne Taylor (Chair)	 Paul Mitchell	 Bruce McDonald
 Cr Andrew Wilson	 Cr Jean Pierre Abood	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2014SYW157 – PARRAMATTA – DA378/2014
2	Proposed development: Demolition, tree removal and construction of a staged 19 storey mixed use development complex containing three buildings with 6 commercial tenancies and 495 residential units, over basement car parking.
3	Street address: 10-42 East Street Granville
4	Applicant/Owner: DPG Project 6 Pty Limited
5	Type of Regional development: Capital Investment >\$20 Million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 65 • State Environmental Planning Policy No. 55 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta Local Environment Plan 2011 • Parramatta Development Control Plan 2011. • 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 Environmental Planning and Assessment Act 1979 (EPA) or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 6 October 2015 Addendum to Assessment Report dated 23 October 2015 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- None; Against- Inara Molinari; On behalf of the applicant- Rob Sturgiss
8	Meetings and site inspections by the panel: Site inspection, Final Briefing & Determination Meeting 14 October 2015
9	Council recommendation: Approved subject to conditions
10	Draft conditions: As attached to report