

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 15 July 2015 at 4.00 pm**

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

**Apologies:** None

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2015SYW039 – Parramatta, DA/81/2015,** Demolition and construction of a part three storey/part four storey residential flat building containing 38 units over a basement car park. The application is made under State Environment Planning Policy (Affordable Rental Housing) 2009, with all units proposed as affordable rental housing, Lot 17 DP 35120, Lot 16 DP 35120, Lot 15 DP 35120, 16-18 Collett Parade and 202 James Ruse Drive, Parramatta.

**Date of determination:** 15 July 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:**

1. The proposed facility will add to the supply and choice of affordable housing within the Central West Metropolitan Subregion and the Parramatta local government area in a location near to a range of commercial and service activities requiring the services of key workers and with ready access to metropolitan transport services.
2. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.3 Height of Buildings Parramatta LEP 2011 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the additional building height will not result in a building that is inconsistent with the scale of buildings planned for this locality, the development remains consistent with the objectives of the standard and the applicable R4 (R4 High Density Residential) Zone and the development design satisfactorily responds to the floor space bonus extended under State Environmental Planning Policy Affordable Rental Housing 2009.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP Affordable Rental Housing, SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
5. The scale, architectural treatment and landscape treatment, adopted for the proposal are generally consistent with the character of anticipated residential development in the locality and response adequately incorporates the bonus floor space provisions gained under the affordable housing SEPP.
6. The proposed development will have no unacceptably adverse impacts on the natural or built environment including the amenity of nearby established dwellings or the congestion of the local road network. In response to the local residents concern regarding congestion in the area the Panel accepts the Council traffic engineer's assessment that the traffic impact will be able to be accommodated in the local street network.
7. In consideration of conclusions 1-6 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 conditions in the Council Assessment Report with amendments to Condition 1, Condition 23, Condition 43, Condition 74, Condition 80 and deletion of Condition 32.

**Panel members:**



**Mary-Lynne Taylor**



**Bruce McDonald**



**Lindsay Fletcher**

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL



**Andrew Wilson**



**Jean Pierre Abood**

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## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW039, LGA – Parramatta City Council, DA/81/2015</b>
2	<b>Proposed development:</b> Demolition and construction of a part three storey/part four storey residential flat building containing 38 units over a basement car park. The application is made under State Environment Planning Policy (Affordable Rental Housing) 2009, with all units proposed as affordable rental housing.
3	<b>Street address:</b> Lot 17 DP 35120, Lot 16 DP 35120, Lot 15 DP 35120, 16-18 Collett Parade and 202 James Ruse Drive, Parramatta.
4	<b>Applicant/Owner:</b> <b>Applicant:</b> Bridge Housing. <b>Owner:</b> NSW Land & Housing Corporation
5	<b>Type of Regional development:</b> The development includes affordable housing and has a value of over \$5 million (Private Infrastructure and community facilities over \$5 million).
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (Affordable Rental Housing) 2009,</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>○ Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Joo Sung Yoon</li> <li>• Ben Tesoriero</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 15 July 2015 -- Site Inspection and Final Briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report