

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Parramatta City Council on 13 May 2015 at 1.30 pm

Panel Members: Ms Mary-Lynne Taylor (Chair), Mr Bruce McDonald,
Mr Lindsay Fletcher, Cr Andrew Wilson

Apologies: Cr Jean Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2015SYW043 – Parramatta – DA/710/2014 [36 Railway Street, Wentworthville] as described in Schedule 1.

Date of determination: 13 May 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 Panel has considered the Applicant's request to vary the development contained in Clause 4.3 Height of Buildings Parramatta LEP2011 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this application as the departure facilitates integration of the floor space ratio bonus provided by the Affordable Rental Housing SEPP into the development which will facilitate additional affordable housing and the development remains consistent with the objectives of the applicable R4 High Density Residential Zone.
2. The proposed facility will add to the supply and choice of housing including affordable housing within the Central West Metropolitan Subregion and the City of Parramatta in a location with ready access to metropolitan transport services and the amenity and services offered by Wentworthville Town Centre.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing 2009) 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. The Panel considers departures from those provisions relating to building height are an acceptable treatment of the bonus FSR extended under the Affordable Rental Housing SEPP
5. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the emerging character of the locality recognising the anticipated higher density residential development planned
6. The proposed development will not generate unacceptable adverse impacts on the natural or built environments including the amenity of nearby established dwellings, or the performance of the local road
7. In consideration of conclusion is 1-6 above the Panel considers the proposed is in the public interest.

Conditions:

The panel approves the application subject to the recommended conditions of approval in the Council Assessment Report with minor amendments.


Panel members:



Mary-Lynne Taylor (Chair)



Bruce MacDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	2015SYW043 – Parramatta – Council Reference: DA/710/2014
2	Proposed development: Demolition and construction of a Residential Flat Building comprising 31 apartments over basement car parking and Strat subdivision under the State Environmental Planning Policy Affordable Rental Housing 2009.
3	Street address: 36 Railway Street, Wentworthville
4	Applicant: Mr J Nehme Owner: R36 Pty Ltd
5	Type of Regional development: Capital Investment Value >\$5M – Private infrastructure and community facilities
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy 65 (Design Quality of Residential Flat Buildings) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Parramatta LEP 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 23 April 2015 Written submissions during public exhibition: 3 from properties Verbal submissions at the panel meeting: Against- Mr Indra Alagar Raja on behalf of townhouses 32-34 Railway Street Wentworthville; On behalf of the applicant- Mr Adam Byrnes
8	Meetings and site inspections by the panel: 13 May 2015
9	Council recommendation: Approve with conditions
10	Draft conditions: Attached to Council Assessment Report