

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 10 June 2015 at 2.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke, Stuart McDonald, Cr Jean Pierre Abood and Cr Andrew Wilson

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW050 – Parramatta, DA/480/2014, Lot Consolidation, demolition of existing structures and the construction of a 3 storey Residential Flat Building over a basement car park containing 30 units. Consent is sought under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009, 85-87 Wentworth Avenue, Wentworthville.

Date of determination: 10 June 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:


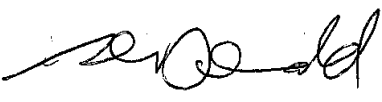


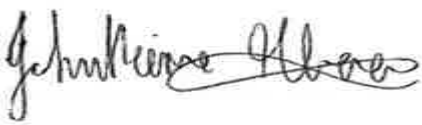
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed facility will add to the supply and choice of housing including affordable rental housing within the Central West Metropolitan Subregion and the City of Parramatta in a location proximate to the Cumberland Health Precinct and UWS Westmead Campus and which has with ready access to metropolitan transport services and the amenity and services offered by Wentworthville.
2. 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.
3. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
4. The scale, architectural treatment and landscape treatment, adopted for the proposed are consistent with the character of anticipated residential development in the locality.
5. The proposed development amendments will have no significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings or the performance of the local road network.
6. In consideration of conclusions 1-5 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 deferred commencement conditions in the Council Assessment Report.

Panel members:

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|  Bruce McDonald (Acting Chair) |  Stuart McDonald |  Bruce Clarke |
|  Andrew Wilson |  Jean Pierre Abood | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2015SYW050, LGA – Parramatta City Council, DA/480/2014 |
| 2 | Proposed development: Lot Consolidation, demolition of existing structures and the construction of a 3 storey Residential Flat Building over a basement car park containing 30 units. Consent is sought under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009. |
| 3 | Street address: 85-87 Wentworth Avenue, Wentworthville. |
| 4 | Applicant/Owner: Applicant: Idraft Group Pty Ltd. Owner: Mr David Azar and Mr Simon Azar |
| 5 | Type of Regional development: The development includes affordable housing and has a value of over \$5 million (Private Infrastructure and community facilities over \$5 million). |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ 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 Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • 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 with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Adam Burns |
| 8 | Meetings and site inspections by the panel: 6 May 2015 8 - Briefing meeting, 10 June 2015 — Site Inspection and Final Briefing meeting. |
| 9 | Council recommendation: Approval |
| 10 | Deferred Commencement Conditions: Attached to council assessment report |