

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 12 August 2015 at 1.00 pm**

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

Apologies: None

Declarations of Interest: Mary-Lynne Taylor declared a non-significant non pecuniary interest in relation to this particular matter because her firm undertook professional contract work from time to time with Payce Pty Ltd who is the applicant and owner of this application but she is not currently acting in any capacity for Payce Pty Ltd.

Determination and Statement of Reasons

2015SYW062 – Parramatta, DA/770/2013/B, Section 96(2) modification to an approved residential flat building complex on the former Naval Stores site. The modification includes the reconfiguration of buildings 306B and 306D (located on River Road) to create 20 additional apartments and associated changes to the basement levels for additional car parking and bicycle spaces. The development is identified as Nominated Integrated development under the provisions of the Water Management Act 2000, 64-74A River Road, 24-32 Koorine Street and 48-57 Bundarra Street, Ermington.

Date of determination: 12 August 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 is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Development and associated Residential Flat Design Code, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011, Parramatta DCP 2011 and the Ermington Masterplan LEP 2011.
4. The proposed development amendments will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings.
5. In consideration of conclusions 1-4 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 recommended conditions in the Council Town Planning Report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
 Andrew Wilson	 Jean Pierre Abood	

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SCHEDULE 1

1	JRPP Reference – 2015SYW062, LGA – Parramatta City Council, DA/770/2013/B
2	Proposed development: Section 96(2) modification to an approved residential flat building complex on the former Naval Stores site. The modification includes the reconfiguration of buildings 306B and 306D (located on River Road) to create 20 additional apartments and associated changes to the basement levels for additional car parking and bicycle spaces. The development is identified as Nominated Integrated development under the provisions of the Water Management Act 2000.
3	Street address: 64-74A River Road, 24-32 Koorine Street and 48-57 Bundarra Street, Ermington.
4	Applicant and Owner: Payce AE2 – III Pty Ltd & Payce AE2 – III Unit Trust
5	Type of Regional development: Original application capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, ○ Parramatta Local Environmental Plan 2011 ○ Ermington Masterplan • 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, amended plans & documentation as listed in Condition 1 of the recommendation and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Peter Kerr • Aaron Sutherland.
8	Meetings and site inspections by the panel: 12 August 2015 - Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report