

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Department of Planning & Environment** on **Wednesday 20 July 2016 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW179 – City of Parramatta Council, DA1381/2015, Demolition of existing structures, retention of a heritage item and construction of a seventeen storey mixed-use development comprising ground floor retail over basement carpark and shop-top housing comprising 254 units in two residential towers, Lot A DP 354692, Lots 1A and 1B DP 102387 and Lot C DP 389716 Nos. 30-42 Oxford Street, Epping.

Date of determination: 20 July 2016

Decision:

The Panel unanimously 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 matters observed at site inspections listed at item 8 in Schedule 1. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel has observed a number of recent applications in Epping Business Centre which provides significant residential development while supplying quite small, essentially token, additional retail and commercial space and notes the concerns expressed by the representative of Epping Chamber of Commerce. Given the significance of Epping in the developing north west rail transport system the Panel considers there would be merit in City of Parramatta Council, in conjunction with the Greater Sydney Commission and the Epping Chamber of Commerce reviewing the employment role of Epping and developing appropriate plans to guide that role. The Panel will write to all of these bodies expressing that view. However in regard to the current application the Panel must consider it the context of current planning controls.

Reasons for Panel Decision:

1. The proposed development will add to the supply and choice of housing within the North Metropolitan Subregion and the City of Parramatta in a location with ready access to the metropolitan transport services available from Epping Rail Station and the services and amenities provided by Epping Centre. The proposal will also add to the provision of local retail/commercial services.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (Height of Buildings) Hornsby LEP 2013 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the variation responds to the preservation utilisation and contextual presentation of the on-site heritage item, the building is consistent in bulk with that planned for the locality and the FSR standard is not exceeded. It is considered the development remains consistent with the objectives of the standards and the applicable B2 Local Centre zoning of the subject site.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 32 – Urban Consolidation, SEPP 65 – Design Quality of Residential Apartment Buildings and its associated Apartment Design Guide, SEPP 55 – Remediation of

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Land and SEPP (Infrastructure) 2007.

4. The proposal adequately satisfies the objectives and provisions of Hornsby LEP 2013 and Hornsby DCP 2013. In this regard the Panel on the basis of the advice received and included in the assessment report considers that the proposed development satisfies the requirements of Clause 5.3 (Development near zone boundaries) and Clause 6.8 (Design Excellence).
5. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned character of the locality in which it is placed.
6. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises the significance of the on-site and nearby heritage items or the operation of the local road system.
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 with amendments to the following conditions as per Council's briefing note dated 18th July 2016:

- Amendments to Condition 2, Condition 24(g), Condition 37 and Condition 71;
- Addition of the following condition:

Condition 57A

A public right-of-access be created over the proposed pathway along the southern boundary of the site to provide future public access between Oxford Street and Pembroke Street.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Lindsay Fletcher
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SCHEDULE 1	
1	JRPP Reference – 2015SYW179, LGA – City of Parramatta Council, DA1381/2015
2	Proposed development: Demolition of existing structures, retention of a heritage item and construction of a seventeen storey mixed-use development comprising ground floor retail over basement carpark and shop-top housing comprising 254 units in two residential towers.
3	Street address: Lot A DP 354692, Lots 1A and 1B DP 102387 and Lot C DP 389716 Nos. 30-42 Oxford Street, Epping.
4	Applicant: Grocon Developments Group Pty Ltd Owner: Zhengtang Epping Holdings Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Hornsby Local Environmental Plan 2013 ○ SEPP No. 32 – Urban Consolidation ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Design Quality of Residential Flat Development ○ SEPP (Infrastructure) 2007 ○ SEPP (Building Sustainability Index – BASIX) 2004 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Hornsby Section 94 Contributions Plan 2012-2021 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report, recommended conditions of consent, Locality plan, Survey plan, Site plan, Basement plans, Floor plans, Elevations and Sections, Photomontage, Landscape Plans, Shadow diagrams, Solar access and Cross ventilation, Details and finishes and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Andrew Christie • Andrew Halmarick on behalf of Epping Chamber of Commerce • Thanh Quach on behalf of the applicant
8	Meetings and site inspections by the Panel: 20 July 2016 – Final Briefing meeting.
9	Council recommendation: Approval