

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Friday, 18 November 2016
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Bruce McDonald, David Ryan and Richard Thorpe
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Friday, 18 November 2016, opened at 2:40 pm and closed at 4:45 pm.

MATTER DETERMINED

2016SYW069 – Parramatta - DA/227/2016 - 14-16 Burbang Crescent and 47-49 South Street, RYDALMERE NSW 2116 (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development will add to the supply and choice of housing including affordable housing within the Metropolitan West Central Subregion and the City of Parramatta in a location with access to transport services providing access to West Ryde, Ryde and Parramatta CBD. The site is near to the Rydalmere wharf which provides access to Sydney Ferry services.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (Height) Parramatta LEP 2011 and is satisfied that it has adequately addressed the matters required to be demonstrated by sub-clause 4.6 (3) and that the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives of the R4 zone. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case, as the proposed variation is minor, responds to the topography of the site, will not generate unacceptable impacts on adjoining or nearby allotments, remains consistent with the objectives of the standard and will not result in development inconsistent in form and scale with that in the locality. The variation will facilitate resident access to rooftop communal open space and accommodation of the bonus FSR secured as a result of including affordable rental housing in the development.
3. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Policies, including SEPP (Affordable Rental Housing) 2009, SEPP 55 – Remediation of Land and SEPP 65 – Design Quality of Residential Flat Buildings and the associated Apartment Design Guide.
4. The proposal adequately satisfies the applicable provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
5. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned and emerging character of the locality in which it is placed.
6. The proposed development, subject to the conditions imposed, will have no unacceptable impacts on the natural or built environments including the amenity of adjoining and nearby residential premises or the operation of the local road system.


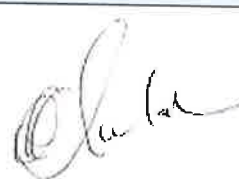


7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

Special Panel comment:

The Chair stated that this was the last meeting of the Sydney West Joint Regional Planning Panel, as the Sydney West Central Planning Panel will commence on 21 November 2016. The Chair, on behalf of the Panel, extended the appreciation of the Panel to the staff at Parramatta City Council for their assistance and co-operation over the seven years of the Panel's operation.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Bruce McDonald
 Richard Thorpe	 David Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW069 – Parramatta - DA/227/2016
2	PROPOSED DEVELOPMENT	Demolition of three existing buildings, tree removal and construction of two residential flat buildings containing 32 residential units with basement car parking and associated landscaping and external works under the Affordable Rental Housing SEPP.
3	STREET ADDRESS	14-16 Burbang Crescent and 47-49 South Street, RYDALMERE
4	APPLICANT	Applicant: Strong Development Pty Ltd Owner: Mr B D Muir and Mrs K A Muir
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental Planning Policy No. 55 – Remediation of Land

		<ul style="list-style-type: none"> • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings • Apartment Design Guidelines • Parramatta Local Environmental Plan 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report dated 27 October 2016 • Written submissions during public exhibition: two (2) • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ Object – Cindy Qi
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site visit and briefing meeting on 18 November 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report