

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	1 November 2017
<b>PANEL MEMBERS</b>	Prof. Edward Blakely, Mary-Lynne Taylor, David Ryan, Richard Thorp
<b>APOLOGIES</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Stuart McDonald

Public meeting held at Rydalmere Operations Centre, City of Parramatta, 316 Victoria Rd, Rydalmere on 1 November 2017, opened at 11:45 am and closed at 1:00 pm

#### MATTER DETERMINED

2016SYW082 – Parramatta DA/863/2016 (DA/485/2016 – Hornsby Council Reference) at 2-2A Hepburn Avenue & 199-203 Carlingford Road, Carlingford (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 Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



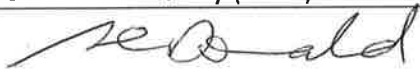


1. The proposed development will add to the supply and choice of housing within the City of Parramatta in a location with ready access to the metropolitan transport services available from Epping and the services and amenities provided by Carlingford and Epping Centres.
2. The proposal responds to the design changes requested by the Panel and the Panel considers that the proposal adequately satisfies the objectives and provisions of Hornsby LEP 2013 and Hornsby DCP 2013.
3. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.6(3) (Height of Buildings) Hornsby LEP 2013 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case on this site, as the variation responds to 100 year ARI flood level, and waste vehicles heights and provides suitable floor to ceiling heights within the building, and the building is consistent 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 R4 zoning of the subject site.
4. The proposed development adequately satisfies the relevant State Environmental Planning Policies (SEPP) including SEPP 32 – Urban Consolidation, SEPP 65 – Design Quality of Residential Apartment Buildings and its associated Apartment Design Guide, SEPP 55 – Remediation of Land and SEPP (Infrastructure) 2007.

*Note: The typographical error at page 9 within the Council Report says the proposal is **inconsistent** with the design quality principles, however it should read that the development is **consistent**.*

5. 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 or the operation of the local road system.
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 the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Prof. Edward Blakely (Chair)	 Mary-Lynne Taylor
 Stuart McDonald	 David Ryan
 Richard Thorp	

### SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW082 – Parramatta DA/863/2016 (DA/485/2016 – Hornsby Council Reference)
2	PROPOSED DEVELOPMENT	Demolition of all structures on the site and the construction of two (2) residential flat buildings of six (6) storeys, over two (2) levels of basement, containing 63 residential units, 102 car parking spaces, 20 bicycle parking spaces, two (2) motorcycle spaces, storage, refuse, and communal open space.
3	STREET ADDRESS	2-2A Hepburn Avenue & 199-203 Carlingford Road, Carlingford
4	APPLICANT/OWNER	SWA Group
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (SEPP) (Infrastructure) (ISEPP) 2007</li> <li>○ SEPP (Building Sustainability Index: BASIX) (BASIX SEPP) 2004</li> <li>○ SEPP (State and Regional Development) (SEPP SRD) 2011</li> <li>○ SEPP (Sydney Harbour Catchment) (SEPP Sydney Harbour) 2005</li> <li>○ SEPP No. 55 (Remediation) (SEPP 55)</li> <li>○ SEPP No. 65 (Design Quality of Residential Apartment Development) (SEPP 65) &amp; Apartment Design Guide (ADG)</li> <li>○ Hornsby Local Environmental Plan (HLEP) 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Hornsby Development Control Plan (HDCP) 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i></li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: dated 17 October 2017</li> <li>• Written submissions during public exhibition: four (4)</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – On behalf of the applicant – Alexis Chella</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing meeting 20 July 2017.</li> <li>• Final briefing meeting to discuss council's recommendation, 1 November 2017 at 10:20 am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Prof. Edward Blakely, Mary-Lynne Taylor, David Ryan, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Matthew Hodges, Stuart Gordon</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report