

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 8 February 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Parramatta City Council on Wednesday, 8 February 2017, opened at 11:05 am and closed at 11:30 am.

MATTER DETERMINED

2016SYW088 – Parramatta – DA/210/2016 - 2-4 Rangihou Cres, Parramatta - (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



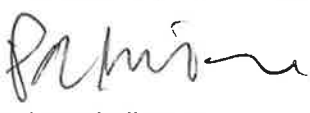

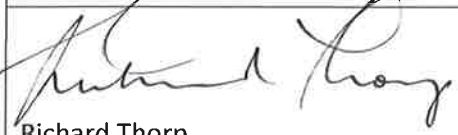
The Panel determines the application by granting approval, for the following reasons:

1. The application is for a four-storey apartment building that will contain 11 affordable units (out of a total of 24). It complies with all provisions of the Affordable Rental Housing State Environmental Planning Policy 2004 including the "character" test and the DEAP has endorsed the application.
2. The application generally complies with the applicable provisions of all other Environmental Planning Instruments. In regard to State Environmental Planning Policy No 55 – Remediation of Land, the Panel made specific enquiries of Council's officers and believes that the site can be made suitable for the proposed residential use because of the depth of planned excavation which will remove any contaminated materials.
3. The Panel notes the application is for Integrated Development and that the required approval from Department of Primary Industry – Water has been granted.
4. The Panel notes that the application will breach the prescribed building height standard to a minor extent. The breach will not result in any adverse impacts. It will enable development that is consistent with objectives for development in the R4 zone and be consistent with the objectives of the subject development standard. The Panel therefore considers that compliance with the standard is unnecessary. Further, the Panel is satisfied that there are sufficient environmental planning grounds – primarily provision of affordable rental housing in a well-designed and sited building – to justify the variation sought and the Panel is satisfied that the applicant's written request has adequately addressed the matters raised in Clause 4.6(3) of PLEP 2011.
5. The proposed development is suitable for the proposed development.
6. The Panel has specifically considered all issues raised in the objections received and considers that they have either been addressed in the amended plans, or in conditions, or are not well founded.
7. For the reasons given above (1-6) the development will be in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Condition 30 was listed as a second Condition 29 in error – number of this condition is to be amended, and all following conditions to be re-numbered accordingly.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell OAM	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW088 – Parramatta – DA/210/2016
2	PROPOSED DEVELOPMENT	Demolition, tree removal and construction of a four storey residential flat building comprising a total of 24 units (including 11 affordable units) and associated basement car parking pursuant to the Affordable Rental Housing State Environmental Planning Policy 2009. The proposal is defined as Nominated integrated development as approval is required under the Water Management Act 2000.
3	STREET ADDRESS	2-4 Rangihou Cres, Parramatta
4	APPLICANT OWNER	Hillstreet Developments Pty. Ltd. Mrs J C Crawford
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">Affordable Rental Housing State Environmental Planning Policy 2009State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004State Environmental Planning Policy (Infrastructure) 2007State Regional Environmental Plan (Sydney Harbour Catchment) 2005State Environmental Planning Policy No 55 – Remediation of LandState Environmental Planning Policy No 65 – Design Quality of Residential Apartment DevelopmentApartment Design GuideParramatta Local Environmental Plan 2011Parramatta Development Control Plan 2011

		<ul style="list-style-type: none"> • 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: 25 January 2017 • Written submissions during public exhibition: three (3) • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Andrew Mulder and Nigel White
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site visit and briefing meeting on 18 November 2017 (Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp) • Site visit and briefing meeting on 8 February 2017 (Edward Blakely, Mary-Lynne Taylor, David Ryan and Richard Thorp)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report