

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	Wednesday, 4 April 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher and Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	Paul Mitchell stated that he does not have a conflict of interest in relation to this item. Mr Mitchell noted that, at the time that the report was prepared by EMM Consulting, he was an employee of the firm; but he had no involvement with the study and he is no longer an employee of the firm.

Public meeting held at Rydalmere Operations Centre on Wednesday, 4 April 2018, opened at 6:10 pm and closed at 10:00 pm.

MATTER DEFERRED

2016SYW114 – City of Parramatta - DA/485/2016 AT 44-48 Oxford Street, Epping (as described in Schedule 1)




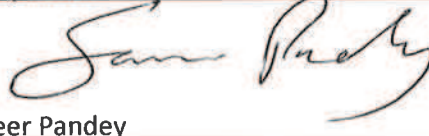
REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the following information is provided:

1. The Council's heritage adviser to advise on the remaining opportunities for proper interpretation of residential heritage in Epping in the event that the heritage item was demolished, and taking into account the likely future context of the heritage item, given the development controls that now apply to the Epping Town Centre.
2. The Council to provide an updated traffic assessment based on the latest forecasts of the quantum and rate of development in the Epping Town Centre, given that the available 2011 reports may not reflect the current situation. This report should include commentary on the status and adequacy of related infrastructure upgrading work.
3. The Council to advise of a completion date for the current strategic traffic study of Epping Town Centre.
4. The Council planning staff to provide further advice on the justification for variation on height and setback controls in circumstances where the heritage item on the site is not retained.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Lindsay Fletcher	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW114 – City of Parramatta - DA/485/2016
2	PROPOSED DEVELOPMENT	Demolition of all existing structures on site (including the heritage listed residence), tree removal and construction of a mixed-use development in the form of 2 towers (15 & 18 Storeys tall) over a podium and basement car parking.
3	STREET ADDRESS	44-48 Oxford Street, Epping
4	APPLICANT/OWNER	Applicant - Pirsata Pty Ltd Owner - Pirsata Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 Hornsby Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan 2013 Planning agreements: Nil <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Regulation 2000</i>: Section 92 of the EP&A Regulation 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, draft conditions of consent and written submissions. Written submissions during public exhibition: 50 Verbal submissions at the public meeting on 7 February 2018: <ul style="list-style-type: none"> Object – Damien Tudehope (MP for Epping), Cr Lorraine Wearne, Cr Donna Davies, Cr Bill Tyrell, Graham Medhurst on behalf of the Epping Civic Trust, Margaret McCartney on behalf of 'Save Epping's Forest Park' community group, Jan Primrose, Laurence Lee, Dr Kam Seng Wong on behalf of 13 owners of adjoining sites, Brett Bennett, John McFadden, Mike Moffat, Sean Johnson, Eve Lee, Karen Sly On behalf of the applicant – Marian Higgins, Jeremy Bishop, James Phillips and Craig Sinclair

		<ul style="list-style-type: none"> • Written submissions accepted by Council after first public meeting: three (3) • Verbal submissions at the public meeting on 4 April 2018: <ul style="list-style-type: none"> ○ Object – Damien Tudehope - MP for Epping, Chris Beer, Brett Bennett, Dr Sue Rosen, Cr Bill Tyrrell, Laurence Lee, Mike Moffat on behalf of the Save Epping's Forest Park Group and Janet McGarry ○ On behalf of the applicant – Marian Higgins, James Phillips, Brett Maynard and Craig Sinclair
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meeting and site visit – 19 October 2016 • Final Briefing Meeting – 7 February 2018 from 2.20 pm to 3.05 pm • Public Meeting – 7 February 2018 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor, Paul Mitchell, Lindsay Fletcher and Clr Sameer Pandey ○ <u>Council assessment staff</u>: Liam Frayne, Mark Leotta and Myfanway McNally <ul style="list-style-type: none"> • Final briefing meeting to discuss council's recommendation, Wednesday, 4 April 2018, 5:50 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher and Sameer Pandey ○ <u>Council assessment staff</u>: Alex McDougall, Liam Frayne, Myfanwy McNally, Mark Leotta, Claire Jones and Robert Power
9	COUNCIL RECOMMENDATION	Deferred commencement approval
10	DRAFT CONDITIONS	Submitted with report