

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 5 July 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 Epping Community Centre on Wednesday, 5 July 2017, opened at 3:20 pm and closed at 3:30 pm.

MATTER DETERMINED

2016SYW225 – Parramatta – DA/1016/2016 AT 16-24 Thallon Street and 27-29 Jenkins 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 96 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.

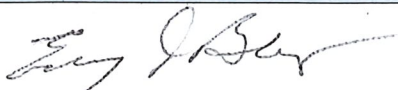
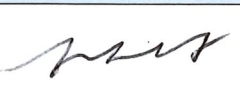
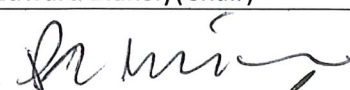
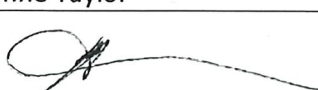
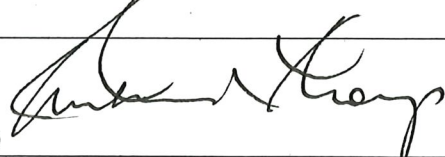
REASONS FOR THE DECISION

The Panel determined the application for modification of the consent issued by the Land and Environment Court (DA883/2013/JP – The Hills Shire Council) by granting approval for the following reasons:

1. The modified development is considered to be substantially the same as that originally approved given that the building envelopes and attendant impacts are essentially the same.
2. The modified proposal is generally compliant with the applicable standards and controls.
3. The Panel notes the Design Excellence Assessment Panel's advice that the modified proposal is generally satisfactory and improved in some respects.
4. The proposal will add to the availability and choice of housing in a location that is well served by transport and other necessary services.
5. For the reasons given above, approval is in the public interest

CONDITIONS

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

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

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW225 – Parramatta – DA/1016/2016
2	PROPOSED DEVELOPMENT	S96AA modification of an approval for construction of two residential flat buildings containing 105 units (DA883/2013/JP – Hills Shire Council) to increase the number of units from 105 to 124 and delete one level of basement car parking
3	STREET ADDRESS	16-24 Thallon Street and 27-29 Jenkins Road CARLINGFORD
4	APPLICANT OWNER	Australian Consultant Architects Pty Ltd Thallon Street Developments Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	S96AA
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 and Regulations • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • The Hills Local Environment Plan 2012 • The Hills Development Control Plan 2012 • 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: 22 June 2017 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Joseph Abboud
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 25 January 2017 • Final briefing meeting to discuss council's recommendation, 5 July 2017, 3:00 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp ○ <u>Council assessment staff</u>: Steven Chong, Liam Frayne and Deepa Randhawa
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report