

DATE OF DETERMINATION	6 September 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Richard Thorp, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on 6 September 2017, opened at 3:05 PM and closed at 4:15 PM.

MATTER DETERMINED

2017SWC002 – City of Parramatta – DA 1253/2016 AT 2-6 Bold Street & 80-82 Cowper Street, Granville (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





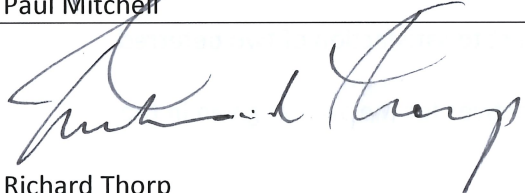
The Panel determines the application by granting consent subject to satisfaction of two deferred commencement conditions for the following reasons:

1. The proposal is compatible with strategic planning objectives for the area as given in the Parramatta Road Urban Transformation Strategy.
2. The proposal will provide a well designed mixed use development in a centrally located site that is well served by public transport.
3. The proposal will add to the stock and variety of housing available in the area and in doing so will contribute to improved housing affordability.
4. The proposal generally complies with applicable development standards and guidelines with the notable exception of building height where a 32% variation would occur.
5. An application to vary the maximum height standard under clause 4.6 of the Parramatta Local Environmental Plan has been made. The variation is considered to be justifiable because it would enable development which is consistent with the objectives of the standards and objectives for the development in the zone. There are sufficient environmental planning grounds to justify the variation, being a much improved building design compared to a compliant development; the Panel notes the opinions of the City Architect and the Design Excellence Advisory Panel in this regard. For the preceding reasons the Panel considers the requests for variation sought to be in the public interest. Overall, the Panel considers the written request to be satisfactory.

CONDITIONS

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

1. Schedule 1 – Deferred Commencement condition – Substitute 24 months for 12 months.
2. Note: Council planning assessment report – typing error – at page 15, under ‘Planning Comment’ insert the word ‘not’ between the words: ‘contaminants that would present an unacceptable risk to human health’

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC002 – City of Parramatta – DA 1253/2016
2	PROPOSED DEVELOPMENT	Consolidation of 6 allotments into 1, demolition of existing structures, construction of a 17 storey mixed use development including two retail tenancies and 92 residential units over basement carparking, with associated site works and landscaping.
3	STREET ADDRESS	Lot 19 & 20 DP 7553, 2-6 Bold Street & 80-82 Cowper Street, Granville
4	APPLICANT/OWNER	Designer Home Constructions Pty Ltd / Mr G Namnour
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
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 State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Building Sustainability Index: BASIX) State Environmental Planning Policy (State and Regional Development) 2011 Infrastructure SEPP (ISEPP) Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Parramatta S94A Contributions Plan Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2000: Nil Coastal zone management plan: Nil 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 Environmental Planning and Assessment Act 1979 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: 28 August 2017 Written submissions during public exhibition: 1 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – Nil Object – Nil On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting on 1 March 2017 Final briefing meeting to discuss council's recommendation, 6 September 2017, 1:20 PM. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan, Richard Thorp <u>Council assessment staff</u>: Dennis Fernandez, Liam Frayne
9	COUNCIL RECOMMENDATION	Deferred Commencement
10	DRAFT CONDITIONS	Attached to the council assessment report