

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	1 November 2017
PANEL MEMBERS	Prof. Edward Blakely, Mary-Lynne Taylor, Stuart McDonald, David Ryan, Richard Thorp
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	None

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

2017SWC011– Parramatta – DA/585/2016/A at 30 – 42 Oxford Street, Epping (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



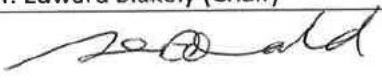
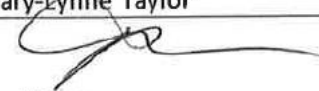
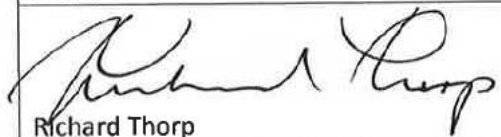
The reasons for the decision of the Panel were:

- The site is in the Epping Town Centre Urban Activation Precinct, approximately 125 metres from Epping Rail Station and in close proximity to a range of other retail, commercial, educational, open space and recreational facilities.
- The locality has been identified as having a future character of high density, mixed use buildings. The approved 17 storey, two tower mixed use development is consistent with this context.
- The proposed amendments are relatively minor and are considered suitable for the following reasons:
 - There is no net decrease in the amount of commercial floor space approved on the site and it will satisfy the objectives of the B2 Zone.
 - The location of a commercial unit in Tower B is necessary to ensure permissibility as 'shop top housing', whilst minimising the amount of commercial space without a street frontage.
 - Additional communal facilities have been provided and the amenity of open space is acceptable.
 - Additional building height is justified in order to allow a step-free transition from the public domain to the retail unit.
 - Other amendments to unit mix and sizes, and other design elements are acceptable.

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.	2017SWC011– Parramatta – DA/585/2016/A
2	PROPOSED DEVELOPMENT	Section 96(2) modification to approved 17 storey mixed-use development including, but not limited to, increase in height of Tower A by 420mm, larger balconies at Level 8, reduction in floor area, modified unit mix, addition of essential services, inclusion of basement ventilation stacks and changes to the facade design.
3	STREET ADDRESS	30 – 42 Oxford Street, Epping
4	APPLICANT/OWNER	Cardno Pty Ltd / Greateon Epping Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (SEPP) (Infrastructure) (ISEPP) 2007 ○ 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 (Sydney Harbour Catchment) 2005 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Hornsby Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 ○ Epping Town Centre Public Domain Guidelines 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • 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 <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: dated 18 October 2017 • Written submissions during public exhibition: Seven (7) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – Andrew Christie on behalf of the Epping Chamber of Commerce ○ On behalf of the applicant – John O’Grady
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting 1 March 2017 • Final briefing meeting to discuss council’s recommendation, 1 November 2017 at 10:45. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Prof. Edward Blakely, Mary-Lynne Taylor, Stuart McDonald, David Ryan, Richard Thorp ○ <u>Council assessment staff</u>: Alex McDougall, Myfwany McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report