

DATE OF DETERMINATION	Wednesday, 2 May 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Lindsay Fletcher, Peter Brennan and Sameer Pandey
APOLOGIES	Mary-Lynne Taylor and Steven Issa
DECLARATIONS OF INTEREST	The Panel noted that Mr Justin Doyle, the Chair of a neighbouring Planning Panel, attended the meeting to represent the applicant. Once Mr Doyle realised the meeting was not an IHAP meeting as he expected he left the meeting and did not present to the Panel.

Public meeting held at Rydalmere Operations Centre on Wednesday, 2 May 2018, opened at 4:40 pm and closed at 7:00 pm.

MATTER DEFERRED

2017SWC041 – City of Parramatta Council – DA/158/2017 AT 49 and 51 North Rocks Road and 2 Speers Road, North Rocks (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

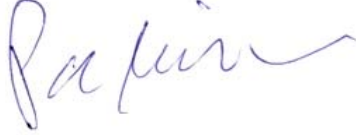


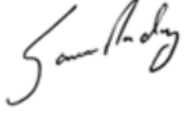
The Panel would like to thank everyone who made submissions.

The Panel acknowledges the concerns expressed about the proposed development in general and particularly current and potential traffic safety and operational conditions. The Panel also acknowledges concerns expressed about built form and landscaping.

In relation to traffic issues, the Panel notes the detailed response provided by Mr Heal and believes that the traffic issues may be capable of resolution and perhaps significant improvement.

1. In relation to parking, the Panel notes the proposal's compliance with generally accepted standards but believes further information and operational detail is needed to confirm this.
2. In regard to built form and landscaping, the Panel notes that the proposed Floor Space Ratio is relatively low and that a medium density residential development (the principal permissible use in the area) would be higher. However, the Panel believes there is capacity for more deep soil landscaping.
3. Therefore, the Panel believes that refusal of the application is not warranted at this time and defers a decision pending submission of further information as follows:
 - The applicant is to confer with Council's traffic engineer about the design of the intersection on North Rocks Road and actions to improve line of sight along Speers Road. In principle agreement from Council's engineer should be sought.
 - The applicant is to confirm staff numbers, roles and scheduling arrangements, and drop-off and departure details for children.
 - The applicant is to examine opportunities to increase development setback along North Rocks Road to expand area of deep soil landscaping.

- The applicant is to examine and report on potential to provide a footpath adjoining Speers Road.
 - Council is to prepare a supplementary report on the above issues that includes draft conditions.
4. After the above information is received, the Panel will hold another public meeting to determine this application.

PANEL MEMBERS	
 Paul Mitchell OAM (Acting Chair)	 Lindsay Fletcher
 Peter Brennan	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC041 – City of Parramatta Council – DA/158/2017
2	PROPOSED DEVELOPMENT	Amalgamation of three (3) allotments, demolition of existing structures and construction of a child care centre with 99 child places and associated car parking with 25 car parking spaces.
3	STREET ADDRESS	49 and 51 North Rocks Road and 2 Speers Road, North Rocks
4	APPLICANT OWNER	Angsana Range Pty Ltd Mr QD Nguyen and Mrs CCTN Nguyen
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil] • Coastal zone management plan: Nil

		<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: 28 March 2018 • Written submissions during public exhibition: 32 • Letter from the applicant dated 1 May 2018 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – Kerrie Carter, Maria Simpson, Robert Langley, Myra Gurney and Gwen Walker ○ On behalf of the applicant – Brad Delapierre, Nathan Winter and Tom Heal
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 2 August 2017 • Lindsay Fletcher inspected the site on 20 April 2018 • The other Panel members inspected the site on 2 May 2018 • Final briefing meeting to discuss council's recommendation, 2 May 2018, 3:40 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Lindsay Fletcher, Peter Brennan and Sameer Pandey ○ <u>Council assessment staff</u>: Sohini Sen and Wendy Wang
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not provided