

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 7 March 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Peter Brennan and Steven Issa
APOLOGIES	Paul Mitchell and Sameer Pandey
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 7 March 2018, opened at 1:30 pm and closed at 5:15 pm.

MATTER DETERMINED

2017SWC094 – City of Parramatta – DA/1018/2016/A AT 28-34 Donald St, 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 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION





The reasons for the decision of the Panel were:

- This application to modify a development consent meets the requirements of the *Environmental Planning & Assessment Act 1979*.
- The modification generally complies with all relevant standards of Council's LEP and DCP.
- The plan amendments required by the Panel have been made and the additional floor space of the two units is within The Hills Local Environment Plan 2012 Floor Space Ratio standard. The modification will have no adverse impact on neighbouring properties subject to conditions which include at, Condition 45(a), the requirement for fixed horizontal louvres on each of the top floor units.
- The application is found to be suitable for the site and approval is in the public interest.

CONDITIONS

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

- Condition 45(a) is to be amended to refer to fixed horizontal louvres.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Lindsay Fletcher
 Peter Brennan	 Steven Issa

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC094 – City of Parramatta – DA/1018/2016/A
2	PROPOSED DEVELOPMENT	S96(2) modification to the approved residential flat building comprising of a portion of in-fill Affordable Rental Housing under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009. The proposed modifications include an additional two apartments on Level No. 3.
3	STREET ADDRESS	28-34 Donald Street, Carlingford NSW 2118 (Lot 11, 12, 13 and 14, DP 25590)
4	APPLICANT OWNER	TNJ Property Developments Pty Ltd TNJ Property Developments Pty Ltd
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 (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 - (Design Quality of Residential Apartment Development) and Apartment Design Guide 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 The Hills Section 94 Contributions Plan 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: 26 February 2018 Written submissions during public exhibition: three (3)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting on Wednesday, 6 September 2017 Site inspection on 7 March 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report