

<b>DATE OF DETERMINATION</b>	Wednesday 5 September 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor, Paul Mitchell, Peter Brennan and Cr Sameer Pandey
<b>APOLOGY</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Mantra Parramatta, Corner Parkes Street and Valentine Avenue, Parramatta on Wednesday 5 September 2018 opened at 4.05pm and closed at 5.42pm.

#### **MATTER DETERMINED**

Panel Ref – 2017SWC138 - LGA – City of Parramatta, DA964/2017 AT 2-16 Young 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

#### **REASONS FOR DECISION**

The Applicant has submitted a written request to vary the FSR standard in The Hills LEP. The request demonstrates that compliance with the standard is unnecessary in these particular circumstances because no adverse effects will occur and the objectives of the standard will be met despite the non-compliance.

Further, the Panel believes that there are sufficient environmental planning grounds to justify the variation being that the development will be a superior design to a complying development.

The variation will enable development that is consistent with the zone objectives and is therefore in the public interest.

Overall, the Panel finds that the written request is satisfactory and agrees to uphold it.




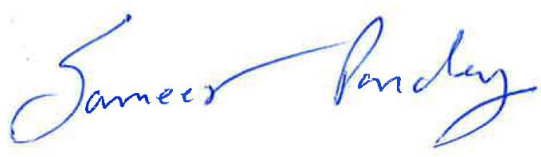
The Panel determines the application by granting approval for the following reasons:

1. The proposed development is well designed and complies with nearly all applicable standards and guidelines, and any variations are minor and inconsequential.
2. The proposal will add to the stock and range of housing available in the area, and will contribute to improved housing affordability.

3. The site of the proposed development is suitable for higher density residential use. It is appropriately zoned and close to public transport as well as retail facilities.
4. Overall the Panel believes that approval of the application is in the public interest.

#### CONDITIONS

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

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Peter Brennan	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC138 - LGA – City of Parramatta, DA964/2017
2	PROPOSED DEVELOPMENT	Demolition of eight (8) dwellings, tree removal and construction of 3 x 7 storey Residential Flat Buildings containing 118 apartments and associated basement car parking.
3	STREET ADDRESS	Lot 2-9 in DP 223523 - 2-16 Young Road, Carlingford
4	APPLICANT/OWNER	Yifang CF Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979</li> <li>Environmental Planning and Assessment Regulation 2000</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Sydney Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Apartment Design Guide</li> <li>• The Hills Local Environmental Plan 2012</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>• The Hills Development Control Plan 2012</li> </ul> </li> <li>• Planning agreements: Nil <ul style="list-style-type: none"> <li>• <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> </ul> </li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report – August 2018</li> <li>• Written submissions during public exhibition: 9</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Roberto Redegalli</li> <li>○ On behalf of the applicant – Chang Liu, Ken Yang, Allan Caladine and Alesksandar Jelcic.</li> </ul> </li> <li>• On behalf of Council – Wendy Wang</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site Inspection and Briefing – 1 August 2018</li> <li>• Final briefing and Public meeting – 5 September 2018</li> </ul> Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor, Paul Mitchell, Peter Brennan and Cr Sameer Pandey</li> <li>○ <u>Council assessment staff</u>: Wendy Wang</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with council report