

<b>DATE OF DETERMINATION</b>	4 September 2019
<b>PANEL MEMBERS</b>	Paul Mitchell (Acting Chair), Mark Grayson, Lindsay Fletcher, Sameer Pandey and Martin Zaiter
<b>APOLOGIES</b>	Mary-Lynne Taylor
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Rydalmere Operations Centre on 4 September 2019, opened at 2.00pm and closed at 4.50pm.

#### **MATTER DEFERRED**

2018CCI023 - City of Parramatta – DA/843/2018 AT 18-20 Irving Street, Parramatta (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

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

The Panel deferred the decision.

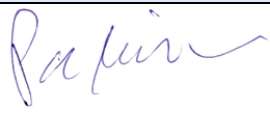




The decision was unanimous.

#### **REASONS FOR THE DECISION**

1. The Panel is concerned about the substantial size of the variation to the prescribed building height standard requested in this application.
2. The Panel recognises that the site of the proposed development has distinguishing characteristics which would enable it to satisfactorily accommodate a taller building but not to the extent of that currently proposed.
3. The Panel also recognises the merits of the current design proposal which is responsive to its context and provides a well-considered built form.
4. Notwithstanding the above, the proposal involves a substantial breach of the height control and would be somewhat higher than the tallest building in the immediate locality, that at 17-19 Irving Street.
5. The Panel agrees with the applicant that provision of additional affordable housing would be beneficial but notes that there is a need to balance this benefit with that gained from compliance with or achievement of the objectives of prescribed development standards.

6. Apart from building height the Panel believes the proposed development has merit taking into account measures now proposed to mitigate impacts from the garbage storage area, the rear deck and non-resident parking.
7. Accordingly, the Panel's decision is to defer determination and invite the applicant to prepare an amended design which would have much the same height above ground level as the tallest building in the locality which we understand to be 17-19 Irving Street.

Panel will hold another public meeting once an addendum report is ready for Panels consideration.

PANEL MEMBERS	
 Paul Mitchell	 Mark Grayson
 Lindsay Fletcher	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018CCI023 - City of Parramatta – DA/843/2018
2	PROPOSED DEVELOPMENT	Demolition, tree removal and construction of a 4 storey residential flat building comprising 22 units over 1 level of basement parking.
3	STREET ADDRESS	18-20 Irving Street, Parramatta Lot 30 DP 2633, Lot 1 DP 830369
4	APPLICANT/OWNER	Applicant and Owner – NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of more than \$5million – Crown Development
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>○ State Environmental Planning Policy (Vegetation in Non-Rural</li> </ul> </li> </ul>

		<p>Areas) 2017</p> <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>○ State Environmental Planning Policy No. 65 – (Design Quality of Residential Apartment Development)</li> <li>○ Parramatta Local Environmental Plan 2011</li> </ul> <ul style="list-style-type: none"> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the Environmental Planning and Assessment Regulation 2000</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: 4 September 2019</li> <li>• Written submissions during public exhibition: 13</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object –</li> <li>○ Ms K Fraser on behalf of Vicky Tzimoulas</li> <li>○ Gazoin Sakalaki</li> <li>○ Steve Sakalaki</li> <li>○ Council assessment officer – Jonathan Cleary</li> <li>○ On behalf of the applicant – Daniel Ouma-Machio</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing – 6 March 2019</li> <li>• Site Inspection – 4 September 2019</li> <li>• Final briefing to discuss council’s recommendation, 4 September 2019, 12.30pm.</li> <li>• Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mark Grayson,</li> </ul> </li> </ul>

		Lindsay Fletcher, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff:</u> Jonathan Cleary
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A