

DATE OF DETERMINATION	3 April 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher, Richard Thorp, Mark Grayson and Cr Sameer Pandey
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	Nil

Public meeting held at Rydalmere Operations Centre, City of Parramatta Council on 3 April 2019, opened at 2.00pm and closed at 4.25pm.

MATTER DEFERRED

Panel Ref – 2018SWC012 – LGA – City of Parramatta – DA61/2018 at 48-54 Beecroft Road and 52-54 Rawson Street, EPPING NSW 2121 (Lot 2 DP 592094, Lot 1 DP 541808, Lot 1 DP 592094, Lot 2 DP 541808, Lot 4 DP 541960, Lot A DP 325036 and Lot 3 DP 541960) (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel is not prepared to refuse or approve this application today without a further acceptable response from Transport for NSW (Sydney Metro) and has agreed to defer the determination of the matter until –

- A satisfactory through site link is provided with a continuous accessible path of travel in accordance with AS1428.1 Clause 6;
- A further report on wind impacts to demonstrate that the proposal will satisfy a comfortable level of amenity and consideration being given to weather protection of the whole of the through site link;
- To alleviate traffic impacts, the Panel requires the applicant to liaise with council and revise the green travel plan and including additional car share spaces, redesign of the storage area and allocation of storage areas with the adjacent residential car parking space;
- Alignment drawings to demonstrate compliance with the Parramatta Public Domain Guidelines;
- The Panel will refer the recent Holding Redlich letters dated 7 March and 29 March 2019 to Council for comment and advice.

When this information has been received, the Panel will hold another public determination meeting.

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

The decision to defer the matter was unanimous.


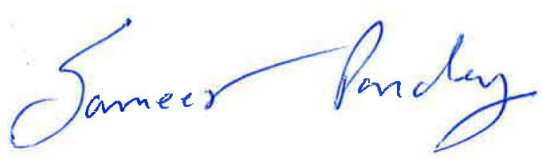



CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- Use and ownership of the laneway

- Traffic impacts
- Non-compliance to LEP/DCP
- Loss of commercial space
- Through site link
- Wheel chair access
- Wind conditions in Rawson Street
- Vehicular access

The Panel considers that concerns raised by the community have not all been adequately addressed by the applicant as yet and that there are unresolved issues requiring information and further assessment.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Sameer Pandey
 Mark Grayson	 Richard Thorp
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC012 – LGA – City of Parramatta – DA61/2018
2	PROPOSED DEVELOPMENT	21 storey mixed use building comprising 2 – 3 storey podium containing 5 retail tenancies and 18 storeys of shop-top housing above containing 130 apartments (46 x 1 bed, 70 x 2 bed and 14 x 3 bed) over 4 storeys of basement car parking; public through-site link; and demolition of existing buildings.
3	STREET ADDRESS	48-54 Beecroft Road and 52-54 Rawson Street, EPPING NSW 2121 (Lot 2 DP 592094, Lot 1 DP 541808, Lot 1 DP 592094, Lot 2 DP541808, Lot 4 DP 541960, Lot A DP 325036 and Lot 3 DP 541960)
4	APPLICANT/OWNER	Applicant - Mr Sameh Ibrahim Owner - DGS Epping Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	The development has a capital investment value of more than \$20 million (at the time of lodgment)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments:

		<ul style="list-style-type: none"> • SEPP (Building Sustainability Index: BASIX) (BASIX SEPP) 2004 • SEPP (Infrastructure) (ISEPP) 2007 • SEPP (State and Regional Development) 2011 • SEPP (Sydney Harbour Catchment) (SEPP Sydney Harbour) 2005 • SEPP No. 55 (Remediation) (SEPP 55) • SEPP No. 65 (Design Quality of Residential Apartment Development) (SEPP 65) & Apartment Design Guide (ADG) • Parramatta Local Environmental Plan (PLEP) 2011 <ul style="list-style-type: none"> • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000 • 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 report with attachments – 22 March 2019 • Written submissions during public exhibition: 48 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – ○ Councillor Lorraine Wearne on behalf of residents and 3 Ward Councillors ○ Matt Mushalik ○ Dr Norman Jessup ○ Tony Hackett on behalf of the Epping Chamber of Commerce ○ Mike Moffatt on behalf of Epping Civic Trust ○ Council assessment officer – Alex McDougall ○ On behalf of the applicant – ○ Breellen Warry from Holding Redlich ○ Daniel West from Ethos

		<ul style="list-style-type: none"> ○ Mel Fyfe ○ Kevin Peddie
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing – 12 February 2018 • Site Inspection – 3 April 2019 • Public meeting – 3 April 2019 • Final briefing to discuss council's recommendation, 3 April 2019, 12.30pm to 2.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher, Mark Grayson, Richard Thorp and Sameer Pandey ○ <u>Council assessment staff</u>: Alex McDougall, Myfanwy McNally and Hamish Murray
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A