

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 September 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Peter Brennan, Sameer Pandey and Steven Issa
APOLOGY	Nil
DECLARATIONS OF INTEREST	Mary-Lynne Taylor declared that in her professional career she has provided advice and acted for Payce and its personnel and will not sit for this application.

Public meeting held at Mantra, Parramatta on Wednesday 12 September 2018 opened at 5.00pm and closed at 9.12pm.

MATTER DETERMINED

Panel Ref – 2018SWC016 - LGA – City of Parramatta, DA/1025/2017, Address – 659 Victoria Road, Melrose Park (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 the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the application as described in Schedule 1 subject to the recommended modified conditions pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.





REASONS FOR THE DECISION

1. Panel is satisfied the application is consistent with the approved concept plan as modified.
2. The public benefit from additional housing that will be provided on site and will contribute to improved housing choice and affordability.
3. The site is suitable for the proposed use and is currently located with easy access to transport, retail and community facilities.
4. The Panel upholds the request to vary the height of buildings development standard finding compliance unnecessary in this instance because the variation will still satisfy the objective of the standard and that there are sufficient environmental planning grounds to justify the variation being that a superior design will result. Also, the Panel finds that the variation will enable development that is consistent with the zone objectives and is therefore in the public interest.
5. Given reasons 1-4 above approval of the application is in the public interest.

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

CONDITIONS

The development application was approved subject to the conditions modified and presented at the panel meeting on 12 September 2018.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Peter Brennan
 Sameer Pandey	 Steven Issa

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC016 - LGA – City of Parramatta, DA/1025/2017
2	PROPOSED DEVELOPMENT	Construction of 3 x 7-9 storey residential flat buildings containing 234 residential apartments, 3 basement levels providing 274 car parking spaces, earthworks, landscaping, public domain works including new roads, strata subdivision and Torrens title subdivision. The proposal constitutes stage 2 of concept plan approval DA/1157/2016.
3	STREET ADDRESS	(Lot 11 DP128907) - 659 Victoria Road, Melrose Park
4	APPLICANT/OWNER	Applicant - M Projects Pty Ltd (on behalf of PAYCE) Owner – Tyriel Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Vegetation in Non-Rural

		<p>Areas) 2017</p> <ul style="list-style-type: none"> • Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> • Parramatta Development Control Plan 2011 • Planning agreements: Nil <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Regulation 2000</i>: 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 – August 2018 • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Dyalan Govender ○ On behalf of the applicant – Matt Rogers, Michael Woodland and Mr Andrew Pickles ○ On behalf of Council – Alex McDougall
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final Briefing Meeting – 12 September 2018 from 12.30pm to 1.15pm • Public Meeting – 13 September 2018 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Peter Brennan, Sameer Pandey and Steven Issa ○ <u>Council assessment staff</u>: Alex McDougall
9	COUNCIL RECOMMENDATION	Deferred commencement consent
10	DRAFT CONDITIONS	Submitted with report