

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	6 June 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Acting Chair), Stuart McDonald, Lindsay Fletcher and Sameer Pandey
<b>APOLOGIES</b>	Mary-Lynne Taylor, Steven Issa and Martin Zaiter
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Mantra Parramatta on 6 June 2018, opened at 11:35 am and closed at 12:10 pm.

#### MATTER DETERMINED

2018SWC049 – City of Parramatta – DA/585/2016/D AT 30 – 42 Oxford Street, Epping (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 Panel meeting 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 Panel determines this application to modify the approved development for the following reasons:

1. The modified development is substantially the same as that which was originally approved.
2. The modified development will have essentially the same impacts on the built and natural environment as the originally approved development, and these impacts were found to be acceptable.
3. The modified development will not reduce neighbour's privacy but will have the beneficial effect of improving passive surveillance of the outdoor landscaped area and pathway. Thus, the overall effects of the modification will be positive.
4. The development as modified will remain consistent with the reasons given for the original approval.

#### CONDITIONS

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

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Stuart McDonald	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC049 – City of Parramatta – DA/585/2016/D
2	PROPOSED DEVELOPMENT	Section 4.55(1A) modification to approval for demolition of existing structures, retention of a heritage item and construction of a 17 storey mixed-use development comprising ground floor retail over basement carpark and shop-top housing comprising 254 units in two residential towers. The modifications include the inclusion of additional windows on Levels 1 – 7 on the northern elevation.
3	STREET ADDRESS	30 – 42 Oxford Street, Epping
4	APPLICANT OWNER	Cardno Pty Ltd Greateon Epping Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Modification to development approved by a regional panel
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 No 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Hornsby Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Hornsby Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 4 May 2018</li> <li>Written submissions during public exhibition: one (1)</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Tracey Davey and Peter Jones</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final briefing meeting to discuss council's recommendation, 6 June 2018, 10:45 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Paul Mitchell (Chair), Stuart McDonald, Lindsay Fletcher and Sameer Pandey</li> <li><u>Council assessment staff</u>: Kate Lafferty and Matthew Di Maggio</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report