

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 13 June 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Chair), Lindsay Fletcher and Stuart McDonald
<b>APOLOGIES</b>	Mary-Lynne Taylor, Sameer Pandey and Steven Issa
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 1 June 2018 and 8 June 2018.

#### MATTER DETERMINED

2018SWC053 - City of Parramatta - DA/333/2016/C at 20-28 Cambridge 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 meetings 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*.

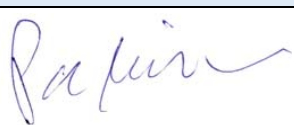
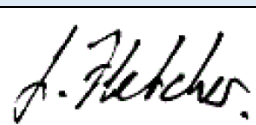

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council assessment report.

#### 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	

SCHEDULE 1		
1	<b>PANEL REF – LGA – DA NO.</b>	2018SWC053 - City of Parramatta - DA/333/2016/C
2	<b>PROPOSED DEVELOPMENT</b>	Section 4.55(1A) modification to (Hornsby Council) DA/681/2015

		<p><i>A modification to an approved Demolition of existing structures and construction of two x 22 storey buildings and one x 7 storey building, each comprising ground floor retail/business tenancies totalling 966m<sup>2</sup> and the upper levels containing a total of 501 residential units, with combined basement car parking for 519 cars.</i></p> <p>The Section 4.55(1A) modifications seeks (1) modifications to plans to reflect imposed conditions of consent (2) modification to BASIX Certificate and plans (3) correct error of mis-description to read 501 apartments and (4) Crime Risk report</p>
3	<b>STREET ADDRESS</b>	20-28 Cambridge Street, EPPING
4	<b>APPLICANT OWNER</b>	Ganellen Pty Ltd Poly (Australia) Real Estate Development Pty Ltd
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Section 4.55(1A) Modification Application
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act and Regulations;</li> <li>○ State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development;</li> <li>○ State Environmental Planning Policy (Building and Sustainable Index: BASIX) 2004;</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>○ State Environmental Planning Policy (Vegetation in non-rural areas) 2017;</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; and</li> <li>○ Parramatta Section 94 Contributions Plan (Former Hornsby LGA Land and Epping Town Centre).</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	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 8 May 2018</li> <li>• Written submissions during public exhibition: nil</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Electronic meeting held between 1 June 2018 and 8 June 2018.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report