

DATE OF DETERMINATION	03 October 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan and Cr Sameer Pandey
APOLOGY	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Mantra, Parramatta on Wednesday 03 October 2018 opened at 4.10pm and closed at 6.30pm.

MATTER DETERMINED

Panel Ref – 2018SWC077 - LGA – City of Parramatta, DA/376/2018, Address – Nos. 2-4 Crandon Road and Nos. 35 – 39 Essex, 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 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. The Panel is satisfied that the development as modified is substantially the same as that originally approved.
2. The modified proposal is an improved design compared to the original because it will provide a larger number and better mix of apartments without discernible change to the building envelopes.
3. The modified proposal will not have any greater impacts on neighbours and the surrounding area than the originally approved proposal.

The decision was unanimous.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Peter Brennan
 Sameer Pandey	 Paul Mitchell

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC077 - LGA – City of Parramatta, DA/376/2018
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to the approved construction of two 5 storey Residential Flat Buildings over basement car parking (DA1165/2014) – Hornsby Shire Council). Modifications include alterations and additions to the approved plans resulting in 2 additional apartments, minor increase to the approved height and reduction in number of adaptable apartments from 27 to 9.
3	STREET ADDRESS	Nos. 2-4 Crandon Road and Nos. 35 – 39 Essex, Epping (Lots 1, 2, 3 & 6, DP 15049 and Lot 7, DP 655534)
4	APPLICANT/OWNER	Applicant – EQ Constructions Owner – HIFU Enterprise 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 (Building Sustainability Index: BASIX) 2004State Environmental Planning Policy (Infrastructure) 2007State Environmental Planning Policy (State and Regional Development) 2011State Regional Environmental Plan (Sydney Harbour Catchment) 2005State Environmental Planning Policy No. 55 – Remediation of LandState Environmental Planning Policy No. 65 – Design Quality of Residential Apartment DevelopmentHornsby Local Environmental Plan 2013

		<ul style="list-style-type: none"> • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> • Hornsby Development Control Plan 2013 • Essex/Pembroke Street, Epping Precinct • Planning agreements: Nil <ul style="list-style-type: none"> • Environmental Planning and Assessment Regulation 2000 • 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 – September 2018 • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection and Briefing – 5 September 2018 • Final Briefing Meeting – 3 October 2018 from 2.00pm to 3.00pm • Public Meeting – 3 October 2018 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Peter Brennan, Paul Mitchell and Sameer Pandey ○ <u>Council assessment staff</u>: Deepa Randhawa and Myfanwy McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report