

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 work as a Solicitor she has given legal advice and acted for Payce and will not sit in this matter.

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

MATTER DETERMINED

Panel Ref – 2018SWC093 - LGA – City of Parramatta, DA/1157/2016/A, Address – 657-661 Victoria Road & 4-6 Wharf 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. The development, as modified, will result in productive re-use and rehabilitation of a site formerly used for waste disposal purposes.
2. There will be public benefit from the provision of additional housing on the site.
3. The local and broader transport network can satisfactorily accommodate the forecast increase in travel demand.
4. The modified proposal satisfies nearly all applicable development standard and guidelines, with the exception of minor variations to the maximum building height standard.
5. The building height breaches are commensurate with the permissible density, will not have an adverse impact on the amenity of any adjoining or nearby properties, will not prejudice the redevelopment of any adjoining sites and are consistent with the original reason for support (a superior built form).

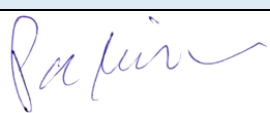
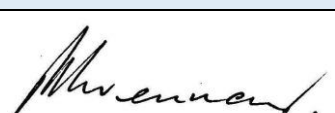

The Panel notes the late submission on behalf of Ryde Council particularly in relation to the advertising/notification process in respect to this modification application and the development

applications for stages 2&3 of the development. The Panel was satisfied that the applications had been advertised /notified in accordance with the Parramatta DCP. The Panel also noted the process followed was the same as that in relation to the advertising/notification of the original concept DA and the stage 1 DA, about which no issue was raised.

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 OAM (Acting Chair)	 Peter Brennan
 Sameer Pandey	Steven Issa

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC093 - LGA – City of Parramatta, DA/1157/2016/A
2	PROPOSED DEVELOPMENT	Section 4.55 (2) modification to approved concept plan for 4 stage mixed use development, including increase in number of proposed dwellings from 1,077 to 1,126 (49 additional dwellings), modification to building envelop heights and footprints, realignment of super-lot boundaries and street network and revised subdivision plan.
3	STREET ADDRESS	657-661 Victoria Road & 4-6 Wharf Road, Melrose Park (Lots 2 & 3 DP588575, Lot 11 DP128907, Lot 1 & 2 DP221045, Lots 71 & 72 DP 1136996, Lot 2 DP619396, Lots 1 & 2 DP128912)
4	APPLICANT/OWNER	Applicant - M Projects Pty Ltd (on behalf of PAYCE) Owner – Tyriel Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	The proposal is a Section 4.55(2) modification to an application with a Capital Investment Value >\$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of

		<p>Residential Apartment Development</p> <ul style="list-style-type: none"> • State Regional Environmental Plan (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • 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: 4 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Mr Dyalan Govender ○ On behalf of the applicant – Mr Michael Woodland ○ On behalf of Council – Mr Alex McDougall
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final Briefing Meeting – 12 September 2018 from 2.00pm to 2.45pm • 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	Consent subject to modified conditions.
10	DRAFT CONDITIONS	Submitted with report