

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	30 November 2022
<b>DATE OF PANEL DECISION</b>	30 November 2022
<b>DATE OF PANEL MEETING</b>	24 November 2022
<b>PANEL MEMBERS</b>	Roberta Ryan (Acting Chair), Brian Kirk, Anthony McBurney, Sameer Pandey, Dan Siviero
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 18 November 2022.

#### MATTER DETERMINED

**PPSSCC-305 – City of Parramatta – DA/1043/2021 - 20 Evans Road, Telopea** - Construction of a part 4, part 5 storey residential flat building containing 27 units and basement parking under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

#### 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 and briefings.

#### Development application

The panel determined to approve the development application 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.

As detailed in council's assessment report, the current application has been appropriately designed and will provide acceptable levels of amenity for future users. The Panel considers that the proposal sufficiently minimises adverse impacts on the amenity of neighbouring properties and is consistent with the intentions of the relevant planning controls. The proposal represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land and represents a satisfactory response to the objectives and controls of the applicable planning framework. In summary, the Panel is of the view that approval would be in the public interest.

#### CONDITIONS

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

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during the public exhibition and consider that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS

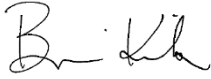
Roberta Ryan (Acting Chair)



Anthony McBurney



Brain Kirk



Samer Pandey



Dan Siviero



SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-305 – City of Parramatta – DA/1043/2021
2	PROPOSED DEVELOPMENT	Construction of a part 4, part 5 storey residential flat building containing 27 units and basement parking under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.
3	STREET ADDRESS	20 Evans Road, Telopea
4	APPLICANT/OWNER	Applicant: NSW Land and Housing Corporation Owner: NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
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 (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (Affordable Rental Housing)</li> <li>2009 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li> <li>Parramatta Local Environmental Plan 2011 (PLEP 2011)</li> </ul> </li> <li>Draft environmental planning instruments: Draft Parramatta Local Environmental Plan 2020 (DLEP 2020)</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011 (PDCP 2011)</li> </ul> </li> <li>Planning agreements: for the installation of dual reticulation pipes as well as electric vehicle infrastructure</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000: 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 Environmental Planning and Assessment Act 1979 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: 18 November 2022</li> <li>Written submissions during public exhibition: 3</li> <li>Total number of unique submissions received by way of objection: 3</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 16 June 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Roberta Ryan (Acting Chair), Brian Kirk, Graham Brown, Sameer Pandey</li> </ul> </li> <li><u>Council assessment staff</u>: John Martinez, Jonathan Cleary</li> <li>Briefing: 29 September 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Roberta Ryan (Acting Chair), Brian Kirk, Anthony McBurney, Sameer Pandey, Dan Siviero</li> <li><u>Council assessment staff</u>: Claire Stephens, Najeeb Kobeissi</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Final briefing to discuss council's recommendation: 24 November 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Roberta Ryan (Acting Chair), Brian Kirk, Anthony McBurney, Sameer Pandey, Dan Siviero</li> <li>○ <u>Council assessment staff</u>: Claire Stephens, Najeeb Kobeissi</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report