

DATE OF DETERMINATION	11 May 2023
DATE OF PANEL DECISION	10 May 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	Dan Siviero
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 April 2023.

MATTER DETERMINED

PPSSCC-365 – City of Parramatta – DA/61/2018/A – 48 Beecroft Road, Epping - Section 4.55(2) Modification to the mixed use development originally approved as DA/61/2018. The proposed modification includes the incorporation of Lot 100 DP 1274400 and its accompanying floor space into a modified development. The inclusion of this lot will increase the building envelope and will result in a number of modifications to the approved building, including the façade, apartment layout and carparking.

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 listed at item 8 in Schedule 1.

Application for modification of consent

The Panel determined to approve the Modification application pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, subject to conditions as outlined below.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report noting in addition that the application is a straightforward Modification that has been determined by the Panel only because a portion of a laneway was in Council ownership, and the Panel approved the original application.

The Modification has been reviewed by Council's Design Excellence Advisory Panel (DEAP), where it was noted:

"The Parramatta Design Excellence Advisory Panel (The Panel) generally supports the proposal in its current form with caveats that require further consideration. The Panel advises that this is a reasonably well considered and presented scheme and that the architectural, urban design and landscape quality are of a reasonable standard."



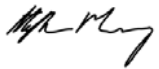

The Panel observes that there are no material non-compliances and no submissions were received.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report, which address matters raised by DEAP.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-365 – City of Parramatta – DA/61/2018/A
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to the mixed use development originally approved as DA/61/2018. The proposed modification includes the incorporation of Lot 100 DP 1274400 and its accompanying floor space into a modified development. The inclusion of this lot will increase the building envelope and will result in a number of modifications to the approved building, including the façade, apartment layout and carparking.
3	STREET ADDRESS	48 Beecroft Road, Epping
4	APPLICANT/OWNER	Applicant: Double Goldstone Pty Ltd Owner: Double Goldstone Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> SEPP (Building Sustainability Index: BASIX) (BASIX SEPP) 2004 SEPP (Planning Systems) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP No. 65 (Design Quality of Residential Apartment Development) (SEPP 65) & Apartment Design Guide (ADG) Parramatta Local Environmental Plan (PLEP) 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan (PDCP) 2011 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: 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: 31 March 2023 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 14 July 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair) <u>Council assessment staff</u>: Paul Sartor <u>Applicant representatives</u>: Irene Shen, Daniel West, Kimberly Withrow, Steve Sun
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report