

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 November 2022
DATE OF PANEL DECISION	17 November 2022
PANEL MEMBERS	Abigail Goldberg (Chair), Roberta Ryan, Sameer Pandey, Dan Siviero
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared a conflict of interest as he is working on senior housing for the Uniting Church.

Papers circulated electronically on 11 November 2022.

MATTER DETERMINED

PPSSCC-376 – City of Parramatta – DA/646/2019/B – 45- 53 Oxford Street, Epping

Section 4.55(2) modification to approved 16 storey mixed use seniors living tower development, specifically revised internal layout, increased floor to ceiling heights, revised unit mix, minor façade amendments, revised plant location and detailed signage.

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 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.

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 public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Height
- Overshadowing
- Traffic
- Inadequate community facilities

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS




Abigail Goldberg (Chair)



Roberta Ryan



Dan Siviero



Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-376 – City of Parramatta – DA/646/2019/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to approved 16 storey mixed use seniors living tower development, specifically revised internal layout, increased floor to ceiling heights, revised unit mix, minor façade amendments, revised plant location and detailed signage.
3	STREET ADDRESS	45- 53 Oxford Street, Epping
4	APPLICANT/OWNER	Uniting Church in Australia - Epping
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"> Environmental Planning and Assessment (EP&A) Act 1979 EP&A Regulation 2021 SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Transport and Infrastructure) 2021 SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Industry and Employment) 2021 SEPP (Housing for Seniors or People with a Disability) 2004 SEPP No. 65 (Design Quality of Residential Apartment Development) (SEPP 65) & Apartment Design Guide (ADG) Draft Parramatta LEP 2020 (Consolidation) Hornsby Local Environmental Plan (HLEP) 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan (PDCP) 2013 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: 20 October 2022 Written submissions during public exhibition: 4 Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick-Off Briefing: 7 July 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair) <u>Council assessment staff</u>: Paul Sartor <u>Applicant</u>: Graeme Fielden, Dan Szwaj, Julia Moiso, Daniel West, Andrew Kim, David Edbrooke
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report