

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	3 September 2024
<b>DATE OF PANEL DECISION</b>	3 September 2024
<b>DATE OF PANEL BRIEFING</b>	29 August 2024
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 20 August 2024.

#### MATTER DETERMINED

PPSSCC-518 – Parramatta – DA/47/2024 at Victoria Road, Melrose Park and 700 Victoria Road, Ermington – Signalisation/reconfiguration of Kissing Point Road/Bundil Blvd and Victoria Road intersection, reconfiguration of Marsden Road/Wharf Road and Victoria Road intersection, widening/reconfiguration of Victoria Road, and widening/reconfiguration of Wharf Road and Torrens Subdivision (to dedicate roads).

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

#### Development application

The panel determined to approve the development application pursuant to section 4.16 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 replicated below:

*The application has been assessed against section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.*

*Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development is of an appropriate design and provides for acceptable levels of road network performance as an interim design.*

*It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Further, the development will be further refined during detailed WAD phase by Transport for NSW. Any impacts on Council roads beyond the WAD works will be further considered prior to works commencing, as per the relevant conditions of consent.*

*The proposal is considered to adequately respond to the site constraints subject to conditions of consent.*

*For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and approval is recommended subject to conditions.*

**CONDITIONS**

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

**CONSIDERATION OF COMMUNITY VIEWS**



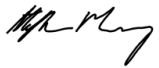

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Impact on existing Victoria Rd traffic
- Impacts on existing sewerage and drinking water supply.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

The panel notes that a submission was also received from City of Ryde Council. The panel heard from the City of Ryde representatives at its final briefing on 29 August 2024.

The panel considers that concerns raised by City of Ryde Council have been adequately addressed to the extent currently possible in the assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-518 – Parramatta – DA/47/2024
2	PROPOSED DEVELOPMENT	Signalisation/reconfiguration of Kissing Point Road/Bundil Blvd and Victoria Road intersection, reconfiguration of Marsden Road/Wharf Road and Victoria Road intersection, widening/reconfiguration of Victoria Road, and widening/reconfiguration of Wharf Road and Torrens Subdivision (to dedicate roads).
3	STREET ADDRESS	Victoria Road, Melrose Park (Lot 4 - 7 DP 1248652) and 700 Victoria Road, Ermington (Lot 4, 5, 6 and 7 DP 1248652 and Lot 17A DP 440585)
4	APPLICANT/OWNER	SH Melrose PP Land Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>Parramatta Local Environmental Plan 2023</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2023</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: 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 <i>Environmental Planning and Assessment Act 1979</i> 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: 20 August 2024</li> <li>Written submissions during public exhibition: 2</li> <li>Total number of unique submissions received by way of objection: 2</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final briefing to discuss council's recommendation: 29 August 2024 <ul style="list-style-type: none"> <li>Panel members: Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey</li> <li>Council assessment staff: Myfanwy McNally, Behzad Saleh, Richard Searle</li> <li>Applicant representatives: Nik Frank, Alex Grujovski, Will Courtenay, Megan Kovelis</li> <li>Ryde Council representatives: Nicholas Najar, Sohail Faridy, Amir Mousavi, Jed Coppa, Gasan Mohamad, Ashan Jayakody, Sanju Reddy</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report