

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 December 2024
DATE OF PANEL DECISION	11 December 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Colin (Joe) Woodward
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 December 2024.

MATTER DETERMINED

PPSSCC-530 – City of Parramatta – DA/156/2024 – 29 Hughes Avenue, Ermington and 82-84 Wharf Road, Melrose Park - Construction of a 6-10 storey residential flat building (south side of site) and a 6-10 storey residential flat building (north side of site) containing 368 residential units, 3 basement levels providing 501 car parking spaces, earthworks, landscaping, and public domain works.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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 which are summarised below:

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 amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties and does not compromise the redevelopment of adjoining sites.

The proposal is consistent with the GFA allocation for the site envisaged by the DCP and would not prejudice the development of the remainder of the precinct. The development is consistent with the objectives of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. The proposed development is located within a locality earmarked for high density redevelopment. The proposal would provide additional housing and public through site link in an area currently not accessible to the public.

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:

- Non-compliance with FSR control;
- Front setback control does not allow for sufficient deep soil zone;
- Development does not exhibit design excellence;
- Dwelling mix non-compliant and adaptable dwellings should be in the same ratio;
- Carparking provision low;
- Requires more affordable housing to be in public interest;
- Tree species selection is inadequate.
- Tree removal impact on bee keeping; and
- Construction impact on the nearby school including traffic/dust, etc.

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Colin (Joe) Woodward	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-530 – City of Parramatta – DA/156/2024
2	PROPOSED DEVELOPMENT	Construction of a 6-10 storey residential flat building (south side of site) and a 6-10 storey residential flat building (north side of site) containing 368 residential units, 3 basement levels providing 501 car parking spaces, earthworks, landscaping, and public domain works.
3	STREET ADDRESS	29 Hughes Avenue, ERMINGTON & 82-84 Wharf Road, MELROSE PARK NSW (Lot 1 DP1303954)
4	APPLICANT/OWNER	Applicant: Sekisui House 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"> Environmental planning instruments: <ul style="list-style-type: none"> SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Industry and Employment) 2021 SEPP (Housing) 2021 SEPP (Sustainable Buildings) 2022 Parramatta Local Environmental Plan 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 Planning agreements: <ul style="list-style-type: none"> Council Voluntary Planning Agreement State Voluntary Planning Agreement Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil 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: 26 November 2024 Written submissions during public exhibition: 5 Total number of unique submissions received by way of objection: 5
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report