

DATE OF DETERMINATION	15 April 2025
DATE OF PANEL DECISION	14 April 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 April 2025.

MATTER DETERMINED

PPSSCC-557 – City of Parramatta – DA/296/2024 - 84 Wharf Road, Melrose Park - Construction of two separate apartment buildings up to 23 storeys containing 468 apartments and sharing three levels of basement parking with 584 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.

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 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:

- Amendments to the Melrose Park North Masterplan is still outstanding
- Notification insufficiencies
- FSR
- Number of stories proposed
- Deep soil
- Tree species selection is not adequate or in accordance with DCP
- Insufficient Unit Mix
- The application does not meet design excellence
- In “the public interest”, 10% of the total number of dwellings (units) proposed in the development need to be provided as “affordable housing”
- The proposed “adaptable dwellings” need to be provided in accordance with the dwelling mix requirements specified in Clause 8.2.6.2.16 of PDCP 2023
- Traffic/ redevelopment of roads/ work zones during construction/ construction impacts on nearby school
- Traffic impacts on local street network

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-557 – City of Parramatta – DA/296/2024
2	PROPOSED DEVELOPMENT	Construction of two separate apartment buildings up to 23 storeys containing 468 apartments and sharing three levels of basement parking with 584 parking spaces, earthworks, landscaping, and public domain works.
3	STREET ADDRESS	84 Wharf Road, Melrose Park
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"> ○ Environmental Planning and Assessment Act 1979

		<ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2021 ○ 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 ○ 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: 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: 3 April 2025 ● Written submissions during public exhibition: 4 ● Total number of unique submissions received by way of objection: 4
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report