

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	3 December 2020
<b>PANEL MEMBERS</b>	David Ryan (Acting Chair), Gabrielle Morrish, Ken McBryde, Martin Zaiter and Sameer Pandey
<b>APOLOGIES</b>	Abigail Goldberg
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 26 November 2020.

#### MATTER DETERMINED

PPSSCC-6 - City of Parramatta – DA/351/2019, 178-188 Pennant Street, North Parramatta, Demolition and construction of a multi dwelling housing development containing 29 townhouses over basement parking pursuant to the Affordable Rental Housing SEPP 2009 (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

#### CONDITIONS






The development application was approved subject to the conditions attached to the Council Assessment Report.

#### CONSIDERATION OF COMMUNITY VIEWS

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

- Construction hours (including Sunday)
- Rear Setback
- Boundary fence
- Privacy
- Traffic
- Insufficient Infrastructure
- Character
- Acoustic Impacts

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

PANEL MEMBERS	
	
David Ryan (Acting Chair)	Ken McBryde
	
Gabrielle Morrish	Sameer Pandey
	
Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-6 - City of Parramatta – DA/351/2019
2	PROPOSED DEVELOPMENT	Demolition and construction of a multi dwelling housing development containing 29 townhouses over basement parking pursuant to the Affordable Rental Housing SEPP 2009
3	STREET ADDRESS	178-188 Pennant Street, North Parramatta
4	APPLICANT/OWNER	Applicant – North Parramatta Community Pty Ltd Owner – NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development CIV over \$5million
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 No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (Vegetation in non-rural areas) 2017</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Draft Parramatta Local Environmental Plan 2020</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>○ Planning agreements: Nil</li> <li>○ Provisions of the Environmental Planning and Assessment Regulation 2000</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	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>● Council Assessment Report: 26 November 2020</li> <li>● Written submissions during public exhibition: 1</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>● Briefing – 12 March 2020</li> <li>● Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> <li>● Papers circulated electronically on 26 November 2020</li> <li>● Briefing to discuss council's recommendation, 1 December 2020, 9.00am. Attendees: <ul style="list-style-type: none"> <li>● <u>Panel members</u>: David Ryan (Acting Chair), Gabrielle Morrish, Ken McBryde, Martin Zaiter and Sameer Pandey</li> <li>● <u>Council assessment staff</u>: Myfanwy McNally and John Martinez</li> <li>● <u>Points discussed were</u> – The applicant's responses to issues raised at previous Panel briefing, including waste management, communal open space, privacy, deep soil areas and parking issues.</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report.