

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	22 January 2026
<b>DATE OF PANEL DECISION</b>	21 January 2026
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Michael Ng
<b>APOLOGIES</b>	Sameer Pandey
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 15 January 2026.

#### MATTER DETERMINED

PPSSCC-742 – City of Parramatta – DA/356/2025 – 84 Wharf Road, Melrose Park – Construction of 7-24 storey residential flat building containing 227 residential units, 3 basement levels providing 269 car parking spaces, earthworks, landscaping, and public domain works. The application is Integrated Development under s90(2) of the Water Management Act 2000.

#### 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.

This application is for a site that forms part of the masterplan Melrose Place development, for which several DA's have already been approved.

The proposed building generally follows the massing and form set out in the masterplan and regulated by Parramatta LEP 2023 and Parramatta DCP 2023 as well as SEPP (Housing) 2021 and the Apartment Design Guidelines, although amendments have been made at the suggestion of Council's Design Review Panel. The panel supports these design amendments as they improve the amenity of the building and its response to context.

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 generally 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 close to two public parks, the town centre, and a future light rail stop.

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.

#### CONDITIONS



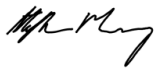

The development application was approved subject to the conditions in the council assessment report.

#### 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:

- Couldn't access documents online
- Only preliminary CPTMP and CEMP provided
- Need to ensure surrounding road network approved under DA/1100/2021 has progressed enough to support the development prior to the issue of OC
- Dust and Odour impacts to nearby businesses

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 	Michael Ng 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-742 – City of Parramatta – DA/356/2025
2	PROPOSED DEVELOPMENT	Construction of 7-24 storey residential flat building containing 227 residential units, 3 basement levels providing 269 car parking spaces, earthworks, landscaping, and public domain works. The application is Integrated Development under s90(2) of the Water Management Act 2000.
3	STREET ADDRESS	84 Wharf Road, Melrose Park
4	APPLICANT/OWNER	Applicant: Sekisui House Owner: SH Melrose PP Land No. 2 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 (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 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: Council Voluntary Planning Agreement, State Voluntary Planning Agreement</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: 15 January 2026</li> <li>Written submissions during public exhibition: 2</li> <li>Total number of unique submissions received by way of objection: 2</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report