

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	21 October 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, Ned Attie and Eddy Sarkis
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared that he has taken LAHC projects where he will be preparing DAs/REFs for social housing developments.

Papers circulated electronically on 7 October 2020.

MATTER DETERMINED

PPSSCC-97 – Cumberland – DA2020/0197 - 16 -26 Friend Street, Merrylands, Demolition of existing structures, tree removal and construction of two storey seniors housing development in two stages comprising 30 units with at-grade car parking including lot consolidation and associated landscaping & stormwater works (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 application for the reasons outlined in the council assessment report.

Eddy Sarkis disagreed with the majority decision for the following reasons:

- The development proposal is not suitable for this location, although the development looks to be within all the guidelines of the Seniors Living SEPP;
- The location raises many concerns in that the street in which the proposal is in is a narrow street and Council regularly has reports of parked cars in the street which prohibit other cars from travelling through.
- The proposed development will only add to the problems currently in the vicinity.

The decision was 3:1.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with an additional condition imposed to read as follows –

“On grade car space Number 01(western parking area) and 07 (eastern parking area) are to be deleted and the bin storage areas shown in the front setbacks of the western and eastern villages are to be relocated to within the site in these locations. A paved pathway is to be provided to these new bin enclosures for residents. The disabled parking spaces 01- 02 (W) and 07-06 (E) with their shared access bay are to be reallocated within the west and east village parking areas. Landscaping is to be provided in the areas currently occupied by the bin enclosures within the front setbacks”




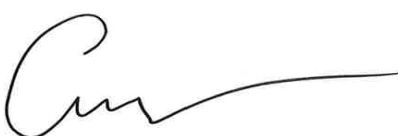
The Panel notes NSW Land and Housing Corporation is in agreement and accepts the above condition of consent.

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 included:

- Traffic and parking concerns
- Bulk and scale/ character
- Waste collection concerns

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 Eddy Sarkis	 Ned Attie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-97 – Cumberland – DA2020/0197
2	PROPOSED DEVELOPMENT	Demolition of existing structures, tree removal and construction of two storey seniors housing development in two stages comprising 30 units with at-grade car parking including lot consolidation and associated landscaping & stormwater works
3	STREET ADDRESS	16 -26 Friend Street, Merrylands
4	APPLICANT/OWNER	NSW Land & Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown Development with Capital Investment Value over 5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004○ Holroyd Local Environmental Plan 2013 (HLEP) <p>Draft environmental planning instruments: Nil</p> <p>Development Control Plans:</p> <ul style="list-style-type: none">○ Holroyd Development Control Plan 2013 (HDCP) <p>Planning agreements: Nil</p> <p>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Section 92</p> <p>Coastal zone management plan: Nil</p> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the</p>

		<p>locality</p> <p>The suitability of the site for the development</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</p> <p>The public interest, including the principles of ecologically sustainable development</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 20 October 2020 • Written submissions during public exhibition: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers circulated electronically on 7 October 2020
9	COUNCIL RECOMMENDATION	Approval subject to conditions of consent
10	DRAFT CONDITIONS	Attachment 1 submitted with Council assessment report