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O/N H-1131834

**CITY OF PARRAMATTA COUNCIL**

**LOCAL PLANNING PANEL**

**RECORD OF COUNCIL MEETING**

**PANEL MEMBERS:**

**DAVID LLOYD QC  
DAVID JOHNSON  
DARRYN CAPES-DAVIS**

**LOCATION:**

**RYADALMERE OPERATIONS CENTRE  
316 VICTORIA ROAD  
RYDALMERE, NEW SOUTH WALES**

**DATE:**

**3.32 PM, TUESDAY, 18 FEBRUARY 2020**

MR D. LLOYD QC: All right. It's 3.30. I think we can start the meeting. In starting the meeting on behalf of the counsel, I should acknowledge the Burramattagal clan of the Darug, the traditional custodians of Parramatta and pay respects to the elders, past and present. Next, I should advise that this meeting will  
5 be recorded. The recording will be archived and available on council's website. All care is taken to maintain your privacy, but if you are in attendance, you should be aware that your presence may be recorded. Item 3 is apologies, and we have an apology from one panel member, Mr Tony Reid. He is unwell. Next is declarations of interest, and there are none. In opening the meeting, it is usual for us to introduce  
10 ourselves. Each panel member will introduce themselves. I am David Lloyd. I chair the panel. I am lawyer. I am a QC. I am a former judge of the land in the Environment Court. I am a former acting judge of the Supreme Court. And I am currently a professor of law at Western Sydney University. Mr Johnson.

15 MR D. JOHNSON: My name is David Johnson. I'm an environmental scientist and environmental planner. I have been an environmental consultant for most of my career. I have been a member of the Planning and Assessment Commission, now the Independent Planning Commission, for six years until last year. I am also a member of two other local planning panels in Sydney. That's it.

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MR LLOYD: Mr Capes-Davis.

MR D. CAPES-DAVIS: My name is Darryn Capes-Davis. I am the local  
25 community member. I live in Carlingford and work at Westmead as an engineer at the Children's Medical Research Institute.

MR LLOYD: So with that, we can move on to item 1 on the agenda, item 5.1, which is the proposed development of a boarding house at number 2 O'Reilly Street, Parramatta. I can advise that the panel inspected the site of this development earlier  
30 in the day. We are familiar with it and we understand what is proposed. We note that there are no persons registered to speak on this matter, although the applicant's representatives are available to answer any questions. There being no person registered to speak, I can now advise that the panel has considered the matter carefully and come to a decision.

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The recommendation is for an approval. The panel notes that this proposed boarding house is in a R4 high density residential area, which is an appropriate zone for a boarding house. We note that the – not only is the development permissible within a high-density residential zone, it complies with all the statutory requirements under  
40 the state government's boarding house controls, which we cannot – if it complies, we cannot use that as a reason to refuse the development. We also note that the proposed building has been before the council's Design Excellence Advisory Panel, which has given it particular approval. It has also been the council's traffic engineer who has also given it a tick of approval. In all those circumstances, the decision of  
45 the panel is to approve the development subject to the conditions that are recommended.

And the reasons for the determination are as follows: firstly, the panel supports the findings in the assessment report and agrees with the reasons for the recommendation. Second, the development is permissible in the R4 high density residential zone and complies with all the applicable planning controls. Next, the development will provide provisions for additional affordable housing. Next, the site is in an accessible area and, I should add, close to public transport. Next, the boarding house will be operated by a community housing provider. Next, the design of the building is compatible with the designed future character of the locality and has been presented to a design excellence advisory panel. On our view of the area, we note that most of the surrounding development is three storey residential flat buildings, and this building will fit comfortably within that environment. And I should finally note that the decision of the panel is unanimous. So that is the determination on that item.

15 The next item is the proposed childcare centre at 26 and 26A York Street, Epping. The panel notes that the applicant has withdrawn that application, and that is all we need to do. The application having been withdrawn, we have no role to play. There is nothing before us. And informally, I might add that the applicant has sensibly withdrawn the application. It was recommended for refusal. So it's just a personal observation. So with that, I can formally close the meeting. Thank you for your attendance.

**RECORDING CONCLUDED**

**[3.38 pm]**