

Local Planning Panel Report Addendum

DA/210/2023 132 Victoria Road, North Parramatta

Public Consultation

In accordance with the Council's consolidated notification procedures, the Development Application was notified and advertised from the 26th April 2023 to 24th May 2023. Upon the completion of the notification period, a total of two (2) submissions were received within the notification period.

Key concerns raised in the submissions are addressed below:

Issue	Comment
<p>Building Height</p> <p>Concern has been raised with the 11.5m height variation and that it will set an undesirable precedent for future developments.</p>	<p>The proposal does not comply with the maximum 15m building height development standard detailed in Clause 4.3 of the PLEP 2023. The proposed maximum building height is 26.5m. The development proposal exceeds the maximum permissible building height by 11.5m which is a 76.6% variation to the development standard.</p> <p>As a 7-storey building, the proposed development will be the tallest in the immediate vicinity and the Collett Park Precinct. The proposed building will result in detrimental and adverse visual impacts to the streetscape and is inconsistent with the existing and desired neighbourhood character. The development would have an unreasonable impact on the amenity of adjoining owners in terms of privacy, bulk and scale.</p> <p>Council does not support the proposed building height and this has been raised as a reason for refusal.</p>
<p>Character</p> <p>Concern has been raised that the development will be out of character with the area.</p>	<p>The predominant form of development within the vicinity of the subject site is of a low to medium density nature. The proposed 7 storey building is not compatible with the existing local built form and streetscape and would be considered completely out of character with the area.</p> <p>The proposal was also reviewed by the City of Parramatta Council's independent Design Excellence Advisory Panel (DEAP) who noted that the proposed development "<i>does not align with the current and desired neighbour character. Whilst a potential improvement to an existing site condition may have some merit, it is essential that a proposal of this scale improve and reinforce existing neighbourhood context.</i>"</p>

	Council does not support the proposal as it is out of character with the area, and this has been raised as a reason for refusal.
<p>Traffic Movements and Congestion</p> <p>Concern has been raised that the development will increase traffic movements and congestion in the locality and will impact on-street parking availability.</p>	<p>A Traffic and Parking Impact Assessment Report, prepared by Terraffic Pty Ltd (8 February 2023) was submitted as part of this Development Application.</p> <p>The submitted Traffic & Parking Impact Assessment report estimates that the proposed has a potential traffic generation of 49-51 vehicle trips per hour during the weekday peak periods.</p> <p>Council's Traffic Engineer reviewed the proposal with regarding to traffic generation and noted:</p> <p><i>The proposed development is not expected to have a significant traffic impact on the surrounding road network. The proposal can be supported on traffic and parking grounds subject to the imposition of traffic related conditions if approval is recommended.</i></p> <p>Based on this, the proposed development is not expected to have a significant impact on the surrounding road network.</p>
<p>Pollution</p> <p>Concern raised that the development would result in an increase in air pollution.</p>	<p>The proposal was reviewed by Council's Environmental Health section. No concerns were raised in relation to air pollution and conditions were provided in relation to the management of air/odour pollution in the event that the application was recommended for approval.</p>
<p>Over Development / Density / Over Population</p> <p>Concern has been raised that the proposal is an overdevelopment of the site.</p> <p>The submission stated (without evidence) that the Parramatta LGA is overpopulated and that it has experienced higher levels of development than other similar and surrounding LGAs. The submission also stated (again without evidence) that the NSW State Government has publicly committed to rectifying the unfair burden inflicted on Parramatta LGA.</p>	<p>The proposal would result in a density that is not appropriate for the site, in terms of floor space yield and number of rooms. The building in its current form with several additional floor levels results in a density which was not envisaged by the controls or anticipated for the E1 Local Centre zone.</p>

<p>It was asserted that the area has had substantial development without commensurate infrastructure. This development would exacerbate the issue. An example given, was that the nearby Parramatta East Primary School cannot cope with the rise in population and struggles to cater and provide places for local school children.</p>	
<p>Adequate supply of retail premises</p> <p>The area of the proposed development already has easy access to shops, supermarkets, shopping centres both on foot and by public transport so the proposed 3 ground retail tendencies are unnecessary.</p>	<p>There are no applicable controls which restrict development if there are similar uses close by. The proposed shop top housing development is permissible within the E1 Local Centre zone. This matter is not considered determinative to the assessment of this Application.</p>