

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Wednesday 16 March 2016 at 11.30 am**

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald and Julie Walsh

**Apologies:** Gary Sheils

**Declarations of Interest:** Nil

### Determination and Statement of Reasons

2015SYW029 – Auburn City Council - DA-19/2015, Staged development application (concept design) to establish building locations and envelopes on blocks A-D, including heights, setbacks, parking, new roads and landscaping – Integrated Development – Water Management Act, 37-39 Hill Road, Wentworthville Point.

**Date of determination:** 16 March 2016

**Decision:**

The panel unanimously determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 the matters presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

**Reasons for the panel decision:**

1. The proposed development will facilitate later staged development of the site in a manner that will increase future supply and choice of housing within the West Central Metropolitan Subregion and the Auburn local government area. This location has ready access to metropolitan ferry transport services and upon completion of the bridge now under construction and rail services available at Rhodes Rail Station. This location will also have access to the services amenities available from Sydney Olympic Park.
2. While recognising that the concept plan proposed will be refined by later more detailed design development the proposed development is considered to adequately satisfy the relevant State Legislation and State Environmental Planning Policies including the Water Management Act 2000, SREP No. 24, SEPP 65 Design Quality of Residential Flat Development and its associated Residential Flat Design Code, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007 and SREP (Sydney Harbour Catchment) 2005.
3. The proposal adequately satisfies the provisions and objectives of Homebush Bay West DCP 2004 and Wentworth Point Precinct DCP 2014. In this regard, it is noted that the amendment to the DCP made by the Department of Planning & Environment has brought about the new location of the park and redesign of the development on Block B which now, as assessed, still complies with the minimum requirements for solar access under the provisions of the Residential Flat Design Code.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including Parramatta River, the amenity of nearby residential premises or the operation of the local road system.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

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**Conditions:** The development application was approved subject to the final sets of conditions presented at the meeting and agreed by the applicant with the following changes:

Conditions 4a Conditions 4b to read as follows:

Condition 4a -

To facilitate the construction of the pedestrian promenade and to promote temporary access during all construction processes, the pedestrian promenade to a width of 5 metres from the bay and construction of the sea wall to the satisfaction of Council should form part of any first stage works associated with any subsequent application within the staged works.

Condition 4b -

The floor plate of each tower within Blocks B and C in Precinct D shall comply with Part 5.3.3(i) of the Homebush Bay West DCP (Amendment 1) 2013.





Condition 15 to read as follows:

Verona Drive, Savona Drive and Monza Drive road designs shall be integrated into the surrounding road network and development to ensure that there is no conflict with the existing road design and access points to Lot 9C and Lot 9D.

In this regard full detail design shall be submitted and approved as part of infrastructure development application.

Reason: to ensure the design and construction on adjoining lot do not conflict with each other.

**Panel members:**

 <b>Mary-Lynne Taylor</b>	 <b>Bruce McDonald</b>	 <b>Stuart McDonald</b>
 <b>Julie Walsh</b>		

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### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW029, LGA – Auburn City Council, DA-19/2015</b>
2	<b>Proposed development:</b> Staged development application (concept design) to establish building locations and envelopes on blocks A-D, including heights, setbacks, parking, new roads and landscaping – Integrated Development – Water Management Act.
3	<b>Street address:</b> 37-39 Hill Road, Wentworthville Point.
4	<b>Applicant and Owner:</b> Homebush Bay Properties Pty Limited
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ SEPP (State and Regional Development) 2011</li> <li>○ Sydney Regional Environmental Plan No. 24 – Homebush Bay Area</li> <li>○ SEPP 65</li> <li>○ State Environmental Planning Policy 55 – Remediation of Land</li> <li>○ SEPP (Infrastructure)</li> <li>○ State Regional Environmental Policy (Sydney Harbour Catchment) 2005</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Homebush Bay West DCP</li> <li>○ Homebush Bay West Amendment No. 1</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report with draft recommended conditions and written submissions.  <b>Verbal submissions at the public meeting:</b> <ul style="list-style-type: none"> <li>• Nandan Wadhavkar representing the building Alora on behalf of the owners.</li> <li>• On behalf of the applicant – Robin Shnier – Homebush Bay Properties, Michael Narunsky - Homebush Bay Properties, James Harrison – JBA, Bob Perry – Scott Carver Architects and Kate Tudehope – JBA.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 3 December 2015 - Final briefing meeting. 17 February 2016 – Final briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report