

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Cumberland Council** (Former Auburn City Council Chambers) on

Thursday 21 July 2016 at 5.00 pm

Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell and Bruce McDonald

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons

2015SYW176 – Cumberland Council – DA329/2015, Stage 1 development – demolition and construction of five residential buildings containing 273 apartments, above 3 levels of basement parking including provision of a new public road and park. Integrated Development (Water Management Act 2000), Lot 3 DP 776611, Lot 22 DP 1044874, 23 Bennelong Parkway, Wentworth Point.

Date of determination: 21 July 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 future supply and choice of housing within the West Central Metropolitan Subregion and the City of Parramatta in a location with access to metropolitan ferry transport services available from Wentworth Point and the rail services available at Rhodes Rail Station and access to the services and amenities available from Sydney Olympic Park.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies, SEPP 65 – Residential Apartment Design Code and its associated Apartment Design Guide, SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007 and SREP 24 Homebush Bay Area.
3. The proposal adequately satisfies the provisions and objectives of Homebush Bay West DCP 2004.
4. The proposed development is consistent with Concept Plan M. P 090160 previously approved for development of this site.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology and Parramatta River, the amenity of nearby residential premises. The Panel notes the assessment of the proposal has concluded the impact on the local road network to be acceptable.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in the council report with deletion of Condition 132.

Reason: duplication of Condition 116.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – 2015SYW176, LGA – Cumberland Council, DA329/2015
2	Proposed development: Stage 1 development – demolition and construction of five residential buildings containing 273 apartments, above 3 levels of basement parking including provision of a new public road and park. Integrated Development (Water Management Act 2000).
3	Street address: Lot 3 DP 776611, Lot 22 DP 1044874, 23 Bennelong Parkway, Wentworth Point.
4	Applicant: Wentworth Point 1 P/L Owner: Henila No. 3 Pty Limited
5	Type of Regional development: CIV over \$20m million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan No. 24 – Homebush Bay Area ○ SREP (Sydney Harbour Catchment) 2005 ○ Concept Plan Approval Major Project (MP) 09_0160 ○ Homebush Bay West Development Control Plan 2004 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Homebush Bay West Development Control Plan 2004 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions and written submissions. Verbal submissions at the public meeting: <ul style="list-style-type: none"> • Anne Smith • John Spooner • Peter Thomasettise and Aaron Sutherland on behalf of the applicant
8	Meetings and site inspections by the panel: 21 July 2016 – Site Inspection and Final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report