

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 14 December 2016
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	Ed Blakely
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 14 December 2016, opened at 4pm and closed at 4:15pm.

MATTER DETERMINED

2016SYW017 – Parramatta – DA/728/2016 - 6 - 8 Baywater Drive Wentworth Point (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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

REASONS FOR THE DECISION

1. The proposed development will add to the supply and choice of housing in a highly sought after location at Wentworth Point.
2. The proposal provides conveniently located shops that will help to meet the day to day needs of future local residents.
3. The proposal is generally consistent with relevant controls in the Homebush Bay West DCP and the Apartment Design Guide, as well being of high quality in its architectural design. Therefore, the proposal is considered to be suitable for the subject site.
4. The proposal satisfies all applicable requirements of State and local planning instruments.
5. The proposal meets all necessary infrastructure and servicing requirements including having an appropriate level of on-site parking.
6. In light of the conclusions above (1-5), the proposal is in the public interest.





Note:

The Panel notes that the development is not entirely consistent with the maximum floor space and storeys guidelines calculated strictly in accordance with the Homebush Bay West DCP and that this has arisen as a result of previous decisions of the Consent Authority within Wentworth Point. This appears to have been exacerbated by Amendment No 1 to the DCP, associated with the bridge “uplift”. Whilst accepting the appropriateness of these variations in the current circumstances, the Panel suggests that Council reconsiders the appropriateness of continuing with this approach for future DAs in Wentworth Point, particularly those where more substantial variations to the DCP are proposed.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, with the following amendment:

- Condition 5(i) to be deleted
- Condition 14 (c) – change the ‘may’ at the end of the first line to ‘shall’

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 David Ryan	 Richard Thorp

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW017 – Parramatta – DA/728/2016 (formerly Auburn Council ref: DA-465/2015)
2	PROPOSED DEVELOPMENT	Demolition of existing commercial buildings, undertake Torrens Title subdivision of the site to create 2 allotments and construction of new 16 storey mixed use development on block A comprising a basement car park for 446 vehicles, 2 commercial tenancies on the ground and 402 residential apartments above with associated landscape and public domain works.
3	STREET ADDRESS	6 - 8 Baywater Drive Wentworth Point
4	APPLICANT/OWNER	Tier Architects/Homebush Bay Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental Planning and Assessment Act and Regulations• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004• State Environmental Planning Policy (Infrastructure) 2007• State Environmental Planning Policy (State and Regional Development) 2011• State Regional Environmental Plan (Sydney Harbour Catchment) 2005• State Environmental Planning Policy No. 55 – Remediation of Land• State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development• State Regional Environmental Plan No. 24 – Homebush Bay Area

		<ul style="list-style-type: none"> • Homebush Bay West Development Control Plan (as amended by Amendment 1) • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report dated 30 November 2016 • Written submissions during public exhibition: 20 • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Nicholas Nasser
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting and site visit on 21 September 2016 • Final briefing meeting on 14 December 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report