

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 12 April 2017
PANEL MEMBERS	Lindsay Fletcher (Chair), Louise Camenzuli, Abigail Goldberg, Richard Thorp and David Ryan
APOLOGIES	Edward Blakely, Mary-Lynne Taylor and Paul Mitchell
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 12 April 2017, opened at 4:40 pm and closed at 7:30 pm.

MATTER DETERMINED

2016SYW157 – Parramatta – DA/696/2016 AT 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 Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.





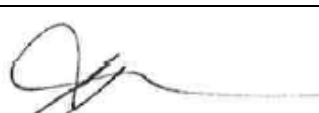
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The Panel was satisfied that the proposed development is, with the recommended deferred commencement condition, sufficiently compliant with the relevant planning controls, including SREP 24 and the Homebush Bay Development Control Plan (including Amendment 1). The Panel notes that some non-compliances with State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and its associated Apartment Design Guide remain, but considers that they are acceptable in the context of this site.
2. The proposed development will add to the supply and choice of housing within the West Central Metropolitan Subregion and the Parramatta local government area in a location intended for high-density residential redevelopment, with ready access to the services and amenities in the neighbourhood centre and the general locality.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises, or the operation of the local road system.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
Lindsay Fletcher (Chair) 	Louise Camenzuli 
Abigail Goldberg 	Richard Thorp 
David Ryan 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW157 – Parramatta – DA/696/2016
2	PROPOSED DEVELOPMENT	Construction of a mixed use development comprising 275 residential apartments and 7 commercial tenancies with building heights ranging between 4 to 10 storeys, 370 car parking spaces, public domain works and landscaping
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 • Sydney 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 & Apartment Design Guide • Sydney Regional Environmental Plan No 24 – Homebush Bay Area • 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: 3 April 2017 • Written submissions during public exhibition: three (3) • Verbal submissions at the public 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 Wednesday, 26 October 2016 by Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp • Briefing meeting and site visit on Wednesday, 12 April 2017 by Lindsay Fletcher, Louise Camenzuli, Abigail Goldberg, Richard

		Thorp and David Ryan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report