

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 2 May 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Lindsay Fletcher, Peter Brennan and Sameer Pandey
APOLOGIES	Mary-Lynne Taylor and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 2 May 2018, opened at 3:00 pm and closed at 3:20 pm.

MATTER DETERMINED

2016SYW171 – City of Parramatta Council – DA/759/2016 AT 23 Bennelong Parkway, 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 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determines the application by granting consent for the following reasons:

1. The proposal is generally consistent with the concept plan for the site and complies with nearly all applicable standards and guidelines. The Panel notes that the height of part of the building will increase somewhat but that this is more than compensated for by the height reductions elsewhere. Any overlooking would be towards communal open space and non-living areas with the exception of one bedroom on each level where specific privacy controls will be applied.
2. The Panel has carefully considered the potential traffic impacts of the proposal and finds that they will be satisfactory. The technical assessment shows that the local road network, including improvements required as part of this development, has the capacity to accommodate the additional traffic from this development. Accordingly, satisfactory operation of the local road network is anticipated following the development.
3. The Council's Development Excellence Advisory Panel (DEAP) has examined the design of the proposal and made a number of recommendations to improve it. These have been incorporated into the final design which the DEAP considers appropriate for the site. The Panel shares this opinion about the quality of the final design.
4. The Panel has carefully considered the issues raised in objections to the proposal. The Panel considers that these issues have either been addressed at the concept planning stage or are addressed by conditions or are not of sufficient weight to justify refusal of the application.
5. Overall, the Panel considers that approval of the application is in the public interest. The proposal is consistent with the planning objectives for the site and will provide additional housing stock and variety in an area of high housing demand.




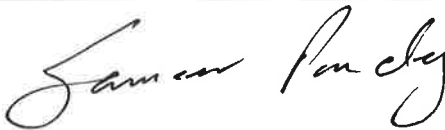
CONDITIONS

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

- Condition 11 to be amended to read as follows:

11. Consolidated air condenser stacks are to be incorporated into the building design to provide air conditioning to apartments. Where consolidated stacks cannot be utilised (no more than 36% of units), air conditioning units shall be located on the balcony in such a way that they are not visible from the public domain, in accordance with details to be submitted with the Construction Certificate.

Reason: To confirm the details of the application and improve the amenity of balconies and adjoining living spaces.

PANEL MEMBERS	
 Paul Mitchell OAM (Acting Chair)	 Lindsay Fletcher
 Peter Brennan	 Sameer Pandey

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW171 – City of Parramatta Council – DA/759/2016
2	PROPOSED DEVELOPMENT	Residential flat building development (Stage 2)
3	STREET ADDRESS	23 Bennelong Parkway, Wentworth Point
4	APPLICANT OWNER	PietyTHP Wentworth Point 1 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Coastal Management) 2018 ○ Sydney Regional Environmental Plan No 24 – Homebush Bay Area • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Homebush Bay West Development Control Plan 2004 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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: 18 April 2018 • Written submissions during public exhibition: 3 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Alain Assoum
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Lindsay Fletcher inspected the site on 20 April 2018 • The other Panel members inspected the site on 2 May 2018 • Final briefing meeting to discuss council's recommendation, 2 May 2018, 2:40 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Lindsay Fletcher, Peter Brennan and Sameer Pandey ○ <u>Council assessment staff</u>: Kate Lafferty, Alex McDougall and Myfanwy McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report