

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

2016SYW195 – City of Parramatta Council – DA/667/2016/A 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 4.55 (previously section 96) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determines this application to modify the previously approved development by granting approval for the modifications. The Panel's reasons are:

1. The modified development will be substantially the same as that originally approved.
2. The modifications are predominantly internal and will not materially change the external appearance or form of the approved development, nor cause additional demands on the local road network or other infrastructure.
3. The change in unit mix will better suit market demands and the expressed housing preferences of future residents. Accordingly, the modified development will more effectively address housing needs and be socially beneficial.

CONDITIONS

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

Condition 4A to be amended to read as follows:

4A. In order to improve the design of the lobby areas, the following modifications shall be made to the plans to the satisfaction of the PCA before the issue of a Construction Certificate for the modified design:

(a) Building B (Block B)

Unit 6021 is to be reverted to the original approved 1 bedroom apartment design under DA/613/2016, and the lobby redesigned to match the original lobby design.

(b) Building D (Block B)

Unit 6066 is to be redesigned to a 1 bedroom or studio apartment to enable the internal lobby width to be increased. In this regard, the bedroom and bathroom projection into the lobby is to be reduced by 800mm in width to align with the balcony/bedroom wall adjoining the lobby.

(c) Building E (Block C)

Unit 6096 is to be redesigned to enable the courtyard/lobby width to be increased. In this regard, the northern bedroom and balcony wall is to be reduced by 1.1m to align with the study nook adjoining the lobby. The lobby is to be widened and the lobby entrance is to be located a minimum 6m towards forward of the existing position towards the front boundary.

(d) Building G (Block C)

Unit 6111 is to be redesigned to remove the bedroom, bathroom and entry foyer adjoining the lobby. The wall to this unit is to align with the corridor wall adjoining the car parking area.

(e) Building B and Building G

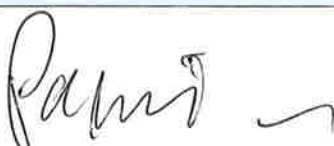
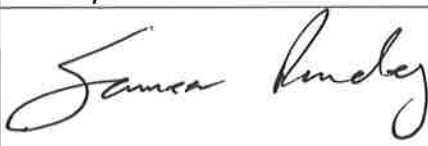
The ground floor lobby lift is to be rotated 90° to allow people to access the lift straight from the corridor and relocate the riser to the side of the lift.

All apartments must comply with the minimum apartment size requirements within the Apartment Design Guide.

Any changes to the above are to be submitted to the Council for consideration and approval by the Manager of Development and Traffic Services Unit prior to the issue of a construction certificate.

Amended elevations and plans reflecting the above changes are to be prepared and submitted to the satisfaction of the PCA.

Reason: To improve the design of the building lobby areas.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW195 – City of Parramatta Council – DA/667/2016/A
2	PROPOSED DEVELOPMENT	Section 4.55(2) to the approved Stage 1 residential flat building development
3	STREET ADDRESS	23 Bennelong Parkway, Wentworth Point
4	APPLICANT OWNER	Alain Assoum Wentworth Point 1 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No 55 – Remediation of Land - State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development - 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 (Sydney Harbour Catchment) 2005 (Deemed SEPP) - Sydney Regional Environmental Plan Policy No 24 (Homebush Bay Area) - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council assessment report: 18 April 2018 - Written submissions during public exhibition: 13 - Verbal submissions at the public meeting: - On behalf of the applicant – Alain Assoum
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection and briefing meeting on 25 January 2017 - 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, 2:30pm. Attendees: <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