

MEETING DETAILS

MEETING DATE / TIME	2 May 2018 Site inspection undertaken after meeting
LOCATION	Rydalmere Operations Centre, 316 Victoria Rd, Rydalmere

BRIEFING MATTER

2017SWC107 – City of Parramatta Council – DA/763/2016

14-16 Hill Road, Wentworth Point

Phase 1 development of Concept Approval DA-41/2015 (Auburn Reference) for the redevelopment of the site. The Phase 1 application is for subdivision into 3 lots, remediation, construction of a road around proposed Lot 101, construction of a 3 level residential sleeved podium containing internal car parking, with 4 residential flat buildings above ranging in height between 3 to 25 storeys and a total of 364 apartments. The application is Integrated Development as an approval is also required under the provisions of the Water Management Act 2000

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell and Sameer Pandey
APOLOGIES	Mary-Lynne Taylor and Steven Issa
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kate Lafferty and Myfanwy McNally
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Concept approval previously given
- The proposal is mostly compatible with the concept plan and most aspects of DCP
- Substantial fill is required for roads and around the site generally; this is for flood mitigation and contamination management. Methane management in the soil will require careful consideration.
- Light rail – potential line – want to protect corridor (future proof) – Panel agrees
- Non-compliance with height in DCP and in terms of location of tower but not problematic and compliance with LEP height limit but not DCP, note LEP prevails
- Cycleway passes across site – need easement to protect – Panel agrees

TENTATIVE PANEL MEETING DATE: Not imminent