

<b>DATE OF DETERMINATION</b>	6 June 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Acting Chair), Lindsay Fletcher and Sameer Pandey
<b>APOLOGIES</b>	Mary-Lynne Taylor, Steven Issa and Martin Zaiter
<b>DECLARATIONS OF INTEREST</b>	Stuart McDonald declared a conflict of interest as the applicant is a client of his company SJB Planning elsewhere in Sydney. Mr McDonald and his firm have had no involvement in this application, but to avoid any perception of a conflict of interest, he has not participated in any discussion of this application today, and he will not form part of the Panel for that item

Public meeting held at Mantra Parramatta on 6 June 2018, opened at 11:35 am and closed at 12:10 pm.

#### **MATTER DETERMINED**

2017SWC107 – City of Parramatta – DA/763/2017 AT 14-16 Hill Road – Sydney Olympic Park (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 the Panel meeting 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 4.15 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

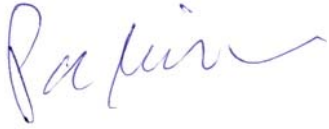


The Panel determines the application by granting approval for the following reasons:

1. The proposal is consistent with strategic planning objectives for the area (given in the Hill Road Urban Activation Precinct planning studies) and will add to housing availability and choice and thus contribute to improved housing affordability.
2. The proposal complies with nearly all applicable standards and guidelines. The exceptions are some minor variations to provisions of the Wentworth Point Precinct Development Control Panel which are not consequential.
3. The proposal provides a smaller area of floorspace than the approved allocation given in the concept plan for Lot 101. Thus, the intensity of the proposed development, including its effects on the local road network and other infrastructure, will be less than was anticipated in planning for this site and thus be satisfactory.
4. The proposal includes remediation of land that is contaminated. It also includes substantial landscaping and public domain works. These aspects of the development will be environmentally beneficial and overall the proposal's impacts will be acceptable.

5. For the reasons given above, approval of the application is in the public interest.

### CONDITIONS

The development application was approved subject to the revised conditions supplied by Council on 5 June 2018.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC107 – City of Parramatta – DA/763/2017
2	PROPOSED DEVELOPMENT	Phase 1 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 residential sleeved podium containing internal car parking, with four residential flat buildings above ranging in height between 3 to 25 storeys and a total of 362 apartments
3	STREET ADDRESS	14-16 Hill Road – Sydney Olympic Park
4	APPLICANT/OWNER	SH Hill Road Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (Coastal Management) 2018</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>Auburn Local Environmental Plan 2010</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Wentworth Point Precinct Development Control Plan 2014</li> <li>Auburn Development Control Plan 2010</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 23 May 2018</li> <li>Written submissions during public exhibition: one (1)</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Aaron Sutherland</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting on 2 May 2018</li> <li>Final briefing meeting to discuss council's recommendation, 2 May 2018, 11:20 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Paul Mitchell (Chair), Lindsay Fletcher and Sameer Pandey</li> <li><u>Council assessment staff</u>: Kate Lafferty and Mark Leotta</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Revised conditions supplied by Council on 5 June 2018.