



DATE OF DETERMINATION	7 August 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson, Sameer Pandey and Martin Zaiter
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Rydalmer Operations Centre on 7 August 2019, opened at 3.04pm and closed at 3.12pm.

MATTER DETERMINED

2018SWC004 - City of Parramatta – DA/1040/2017 at 37-39 Hill Road, 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposal is consistent with relevant objectives of SREP 24 and generally consistent with the concept master plan applying to the site. The inconsistency with the concept plan is a minor height breach that is inconsequential and has no adverse effects.
2. The proposal is well designed, consistent with the provisions of SEPP65 and almost entirely consistent with the ADG. The non-compliance is with the Deep Soil landscaping guideline which is impractical on this site because of building envelope controls in DCP which require parking as a podium level and small building setback. Compensation is provided by generous provision of open space within the development site and its immediate surrounds.
3. The proposal will have no material adverse effects on neighbouring properties and the surrounding area, including the road network and community facilities.
4. The proposal will add to the available stock and range of housing thus improving choice and affordability.
5. The Panel has carefully considered all issues raised by objectors and considers most will be resolved by conditions or are not well based and are inconsequential.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submissions made during public exhibition. The following issues were raised:

- Increased density;
- Inadequate privacy between buildings;
- Inadequate parking provision;
- Inadequate public transport;
- Inadequate road planning within the area;
- Increased traffic impacts;
- Requirement of additional recreational area;
- Obstruction of views;
- Insufficient landscaping;
- No high rise should be permitted;
- Impacts on infrastructure;
- Impacts on community;
- Impacts during construction;
- Modification to concept plan.

The Panel considers that concerns raised by the objectors have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel believes that the issues raised are either not relevant or inconsequential or have been addressed by appropriate conditions imposed on the consent.

PANEL MEMBERS	
	 Paul Mitchell
	 Sameer Pandey
	
Martin Zaiter	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018SWC004 - City of Parramatta – DA/1040/2017
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2	PROPOSED DEVELOPMENT	Residential flat building development
3	STREET ADDRESS	37-39 Hill Road, Wentworth Point Pt Lot 8 in DP776611
4	APPLICANT/OWNER	Homebush Bay Properties Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of more than \$20million (at the time of lodgment).
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) ○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005 ○ 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 ○ State Environmental Planning Policy 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 and Amendment 1 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: 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: 15 July 2019 • Written submissions during public exhibition: 6 • Verbal submissions at the public meeting:

		<ul style="list-style-type: none"> <input type="radio"/> Support – Nil <input type="radio"/> Object – Nil <input type="radio"/> Council assessment officer – Kate Lafferty <input type="radio"/> On behalf of the applicant – Basil Richardson, Kate Tudehope and Michael Narunsky
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection & Briefing – 28 June 2018 • Final briefing to discuss council's recommendation, 7 August 2019, 2.30pm. • Attendees: <ul style="list-style-type: none"> <input type="radio"/> <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson, Sameer Pandey and Martin Zaiter. <input type="radio"/> <u>Council assessment staff</u>: Kate Lafferty
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report