

<b>DATE OF DETERMINATION</b>	16 August 2022
<b>DATE OF PANEL DECISION</b>	16 August 2022
<b>DATE OF PANEL MEETING</b>	11 August 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Roberta Ryan
<b>APOLOGIES</b>	Dan Siviero, Michelle Garrard
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 4 August 2022.

#### **MATTER DETERMINED**

**PPSSCC-266 – City of Parramatta – DA/588/2021** - 14-16 Hill Road, Wentworth Point - Development of proposed Sub-Precinct 5 comprising subdivision into 5 lots, remediation, construction of roads, construction of two residential flat buildings containing a total of 171 apartments, a separate two storey building for use as a gym with swimming pool for the residents, above common basement, with publicly accessible park between the residential buildings

#### **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.

#### **Development application**

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**

The panel determined to approve the application for the reasons outlined in the council assessment report, including:

- The primary site constraints on the land include contamination and catchment management. However, it is considered that sufficient evidence has been provided to demonstrate that these risks can be managed appropriately.
- The amenity impacts on adjoining and nearby properties are considered to be reasonable based on the high-density character of the area and the built forms envisaged by the planning controls. Council's assessment is that the proposed increase in traffic would not compromise the function of the local road network.
- Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments has not identified any fundamental issues of concern. The application is therefore satisfactory when evaluated against Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

#### **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 three (3) written submissions from two (2) households made during the public exhibition. The panel notes that issues of concern included:

- Height of Tower R (SP6)
- View loss
- Traffic generation
- Construction quality
- Impacts on public areas.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-266 – City of Parramatta – DA/588/2021
2	PROPOSED DEVELOPMENT	Development of proposed Sub-Precinct 5 comprising subdivision into 5 lots, remediation, construction of roads, construction of two residential flat buildings containing a total of 171 apartments, a separate two storey building for use as a gym with swimming pool for the residents, above common basement, with publicly accessible park between the residential buildings
3	STREET ADDRESS	14-16 Hill Road, Wentworth Point
4	APPLICANT/OWNER	Sekisui House/SH Hill Rd 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 and Assessment Act and Regulations</li> <li>• SEPP (Planning Systems) 2021</li> <li>• SEPP (Biodiversity and Conservation) 2021</li> <li>• SEPP (Resilience and Hazards) 2021</li> <li>• SEPP (Transport and Infrastructure) 2021</li> <li>• Auburn LEP 2010</li> <li>• Wentworth Point Precinct DCP 2014</li> <li>• Auburn DCP 2010</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 2 August 2022</li> <li>• Written submissions during public exhibition: 3</li> <li>• Total number of unique submissions received by way of objection: 1</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Council and Applicant Briefing: 4 November 2021 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Brian Kirk, Sameer Pandey, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Katherine Lafferty, Myfanwy McNally</li> <li>○ <u>Applicant representatives</u>: Edward Natour, Zac Petrovic, Aaron Sutherland, James McCarthy</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 11 August 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Brian Kirk, Dan Siviero, Michelle Garrad</li> <li>○ <u>Council assessment staff</u>: Katherine Lafferty, Myfanwy McNally</li> </ul> <p><b>Key issues discussed:</b></p> <ul style="list-style-type: none"> <li>• Provision of infrastructure and services in relation to the proposed transport corridor.</li> <li>• Delivery of the public domain that forms part of the precinct albeit not part of the DA.</li> <li>• Delivery of the bridge that forms part of the precinct albeit not part of the DA.</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report