

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	30 November 2022
<b>DATE OF PANEL DECISION</b>	30 November 2022
<b>DATE OF PANEL MEETING</b>	24 November 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Greg Woodhams, Dan Siviero
<b>APOLOGIES</b>	Michelle Garrard
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 17 November 2022.

#### MATTER DETERMINED

**PPSSCC-277 – City of Parramatta - DA/624/2021 - 14-16 Hill Road, Wentworth Point** - Development of proposed Sub-Precinct 6 including subdivision into 3 lots, remediation, roadworks and construction of a mixed use building comprising 8 x basement car parking levels, a 3 x level sleeved podium and 2 buildings (40 storey and 12 storey) containing 331 apartments and ground floor retail tenancies.

#### 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.

#### 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, which include:

- The primary site constraints on the land include contamination, catchment management and proximity to Newington Reserve. 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 expert traffic advice 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 revised conditions dated 23 November 2022, which are an attachment to the council assessment report.

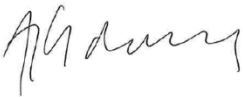



## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered 6 written submissions made during the public exhibition.

The panel notes that issues of concern included:

- Inappropriate heights
- Inadequate parking
- Traffic impacts
- Overshadowing
- Loss of privacy
- Loss of views
- Wind impacts
- Impacts on mental health
- Reduction of outdoor space
- Overdevelopment / overpopulation
- Increased garbage and rubbish dumping.

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Greg Woodhams	 Dan Siviero

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-277 – City of Parramatta - DA/624/2021
2	PROPOSED DEVELOPMENT	Development of proposed Sub-Precinct 6 including subdivision into 3 lots, remediation, roadworks and construction of a mixed use building comprising 8 x basement car parking levels, a 3 x level sleeved podium and 2 buildings (40 storey and 12 storey) containing 331 apartments and ground floor retail tenancies.
3	STREET ADDRESS	14-16 Hill Road, Wentworth Point
4	APPLICANT/OWNER	Applicant: SH Hill Road Development Pty Ltd 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>Environmental Planning and Assessment Act and Regulations</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Auburn Local Environmental Plan 2010</li> </ul> </li> <li>Draft environmental planning instruments: Draft Parramatta Local Environmental Plan 2020</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Auburn Development Control Plan 2010</li> <li>Wentworth Point Precinct Development Control Plan 2014</li> </ul> </li> <li>Planning agreements: Yes, for the construction and dedication of a foreshore park and transit corridor</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></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: 17 November 2022</li> <li>Council revised conditions: 23 November 2022</li> <li>Written submissions during public exhibition: 6</li> <li>Total number of unique submissions received by way of objection: 6</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 4 November 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, David Ryan, Sameer Pandey, Ric 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: 24 November 2022</li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Greg Woodhams, Dan Siviero</li><li>○ <u>Council assessment staff</u>: Kate Lafferty, Myfanwy McNally</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Revised conditions dated 23 November 2022 attached to the council assessment report