

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	22 September 2023
<b>DATE OF PANEL DECISION</b>	21 September 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, Jane Fielding, Richard Thorp
<b>APOLOGIES</b>	David Ryan
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 15 September 2023.

#### MATTER DETERMINED

**PPSSCC-393 – City of Parramatta – DA/747/2022** – Benelong Parkway, Wentworth Point - Construction of two residential flat buildings, Building C and Building F, as per the Part 3A Concept Plan approval - MP09\_0160 MOD4. The development consists of 155 apartments and the provision of a community facility at the ground floor level.

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

#### Development application

The panel determined to Choose an item. 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 and replicated (in summary) below.

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 written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Lack of infrastructure
- Traffic
- Flooding

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

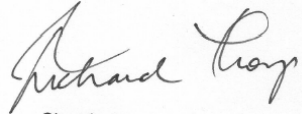
**PANEL MEMBERS**



Abigail Goldberg (Chair)



Steve Murray



Richard Thorp



Jane Fielding

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-393 – City of Parramatta – DA/747/2022
2	PROPOSED DEVELOPMENT	Construction of two residential flat buildings, Building C and Building F, as per the Part 3A Concept Plan approval - MP09_0160 MOD4. The development consists of 155 apartments and the provision of a community facility at the ground floor level.
3	STREET ADDRESS	Lot 14 DP 271179 Bennelong Parkway, Wentworth Point
4	APPLICANT/OWNER	Applicant: Wentworth Point 1 Pty Ltd Owner: Wentworth Point 1 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 (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Precincts – Central River City) 2021</li> <li>○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li> <li>○ Environmental Planning and Assessment Act and Regulations 2021</li> <li>○ City of Parramatta Council (Outside CBD) Development Contributions Plan 2021 (Amendment 1)</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Homebush Bay West Development Control Plan 2004</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• 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: <b>7 September 2023</b></li> <li>• Written submissions during public exhibition: one</li> <li>• Total number of unique submissions received by way of objection: one</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 13 October 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair)</li> <li>○ <u>Council assessment staff</u>: Sara Smith, Denise Fernandez, Claire Stephens</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report