

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	6 October 2023
<b>DATE OF PANEL DECISION</b>	4 October 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Jane Fielding, Georgina Valjak
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 28 September 2023.

**MATTER DETERMINED**

**PPSSCC-404 – City of Parramatta – DA/904/2022** – 37-39 Hill Road, Wentworth Point - Construction of a residential flat building complex (Block C) comprising 4 x buildings ranging in height between 7 storeys and 20 storeys containing a total of 300 dwellings, 445 car parking spaces and associated landscaping. The proposal is Nominated Integrated Development as approval is required under the Water Management Act 2000. The application will be determined by the Sydney Central City Planning Panel.

**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 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 as replicated below:

The application has been assessed relative to Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

The proposed development is appropriately located within a locality earmarked for high density residential redevelopment, however some variations (as detailed within the report) in relation to Apartment Design Guide and the concept masterplan approval are sought.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Hence the development is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

The application is recommended for approval subject to the imposition of appropriate conditions.

### Reasons for Approval

Having regard to the assessment within this report, the proposal is considered to be suitable for approval for the following reasons:

- The proposal is in accordance with the type of development envisaged for the site under State Environmental Planning Policy (Precincts—Central River City) 2021
- The proposal will contribute to the overall housing supply of the local government area
- The proposal does not result in any unreasonable environmental impacts and provides for a high quality architectural and urban design outcome
- For the reasons given above, approval of the application is in the public interest.

### 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:

- Location of the tower
- traffic
- parking impacts.

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

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Jane Fielding 
Georgina Valjek 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-404 – City of Parramatta – DA/904/2022
2	PROPOSED DEVELOPMENT	Construction of a residential flat building complex (Block C) comprising 4 x buildings ranging in height between 7 storeys and 20 storeys containing a total of 300 dwellings, 445 car parking spaces and associated landscaping. The proposal is Nominated Integrated Development as approval is required under the Water Management Act 2000.
3	STREET ADDRESS	37-39 Hill Road, Wentworth Point
4	APPLICANT/OWNER	Applicant/Owner: Homebush Bay Properties 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>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>SEPP (Precincts – Central River City) 2021</li> <li>SEPP 65 – Design Quality of Residential Apartment Development</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Homebush Bay West DCP and Amendment 1</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: 21 September 2023</li> <li>Written submissions during public exhibition: 1</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>Kick Off Briefing: 23 February 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair)</li> <li><u>Council assessment staff</u>: Katherine Lafferty</li> <li><u>Applicant representatives</u>: Brian Pickering, Robin Shnier, Scott Cameron, Andrew Duggan, Stephen Gouge, Julia Moiso, Justin Tse, Matthew Allen, Helen Cooper, Alex Longley, Kelsy Pearce</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report