

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	11 September 2024
DATE OF PANEL DECISION	10 September 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 September 2024.

MATTER DETERMINED

PPSSCC-515 – City of Parramatta – DA/764/2023 – 26X Stanley Road, Epping - Alterations and additions to the Epping Aquatic Centre (Dence Park) including refurbishment of the existing 50m outdoor swimming pool, construction of a new 20m indoor swimming pool, a new grandstand, shade structure, splash pad and wading pool, lift tower, associated amenities, and landscaping works. The proposal also includes the consolidation of lots, tree removal and signage display. The proposal is Nominated Integrated Development as approval is required under the Water Management Act 2000.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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 considered to be appropriately located.

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 earthworks associated with accommodating the proposal. Due to the sites location and siting of the development, the proposal is not considered to create adverse amenity impacts to adjoining residential 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*
- *The proposal will provide for a high-quality community facility to meet the recreational needs of the local community*
- *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



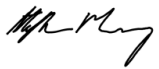
The development application was approved subject to the conditions in the council assessment report.

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:

- Parking
- Type of facilities
- Energy efficiency
- Additional shading

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 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-515 – City of Parramatta – DA/764/2023
2	PROPOSED DEVELOPMENT	Alterations and additions to the Epping Aquatic Centre (Dence Park) including refurbishment of the existing 50m outdoor swimming pool, construction of a new 20m indoor swimming pool, a new grandstand, shade structure, splash pad and wading pool, lift tower, associated amenities, and landscaping works. The proposal also includes the consolidation of lots, tree removal and signage display. The proposal is Nominated Integrated Development as approval is required under the Water Management Act 2000.
3	STREET ADDRESS	26X Stanley Road, Epping
4	APPLICANT/OWNER	Applicant: Western Sydney Planning/City of Parramatta Council Owner: City of Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Parramatta Local Environmental Plan 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: 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: 22 August 2024 Written submissions during public exhibition: 3 Total number of unique submissions received by way of objection: 3
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report