

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 25 January 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 25 January 2017, opened at 4:30 pm and closed at 4:40pm.

MATTER DETERMINED

2016SWC001 – Parramatta – DA/1057/2016 AT Burroway Road, WENTWORTH POINT (AS DESCRIBED IN SCHEDULE 1)

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 the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.





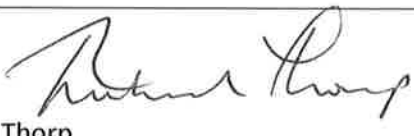
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The application remains substantially the same development as that originally approved notwithstanding the additional depth of filling now proposed.
2. The modified application will provide more effective remediation of the site and will accord with the current site audit statement. As such the modification will provide greater environmental improvement and protection.
3. The modification will have no material adverse effects on the built or natural environments, including on the functioning of the local road network.
4. For the reasons given above, approval of the modification application is in the public interest.

CONDITIONS

The development application was approved subject to the existing conditions, as amended in the supplementary Council Assessment Report

PANEL MEMBERS	
 Ed Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SWC001 – Parramatta – DA/1057/2016
2	PROPOSED DEVELOPMENT	Section 96(2) modification to former Auburn DA/288/2015 for demolition of existing buildings and construction of a new public school for up to 540 students. The modifications include changes to the site levels by increasing fill to 1.2 metres.
3	STREET ADDRESS	Burroway Road, WENTWORTH POINT
4	APPLICANT OWNER	Department of Education Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) modification application to a development application which was determined by the Sydney West Joint Regional Planning Panel
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan No. 24 – Homebush Bay Area • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Draft NSW Coastal Management SEPP • Auburn Local Environmental Plan 2010 • Wentworth Point Precinct DCP 2014 • 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 dated 23 December 2016 • Written submissions during public exhibition: one (1) • Council supplementary assessment report: 18 January 2017 • Applicant concurrence with amended conditions: 23 January 2017 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – ○ Object – ○ On behalf of the applicant –
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting on Wednesday, 14 December 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	The existing consent will be amended as attached to the council supplementary assessment report of 18 January 2017