

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	6 December 2017
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher, Sameer Pandey
APOLOGIES	Steven Issa
DECLARATIONS OF INTEREST	Paul Mitchell declared a non-pecuniary, non-significant interest as a member of the applicant team was a previous employee of his firm.

Public meeting held at Rydalmere Operations Centre, City of Parramatta, 316 Victoria Rd, Rydalmere on 6 December 2017, opened at 3:00 pm and closed at 5:00 pm

MATTER DEFERRED

2017SWC007 - Parramatta - DA 1281/2016

12 Station Road and 4-10 Wentworth Avenue, TOONGABBIE

Demolition, construction of a 128 bed aged care facility and land subdivision, provision of vehicular access, landscaping, signage and ancillary stormwater and civil works. The proposal is Integrated Development under the Water Management Act 2000.

VERBAL SUBMISSIONS

- On behalf of the applicant – Sean Bilton, Steve Molino, Dan Brindle
- On behalf of Council - Council's Catchment Engineer- Paul Clark and Shaylin Moodliar





REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until:

- A briefing has occurred between the Council and Applicant in which the flooding experts of each party endeavour to reach a consensus. If a consensus cannot be reached, the Panel may request an independent expert to assess the flooding concerns on the Panel's behalf.
- The Applicant is to make a written response to be provided to both Council and the Panel which addresses the 34 reasons of refusal listed in the Council's assessment report.
- The Applicant is required to provide to Council and the Panel, in writing, a justification of the height breach.
- The Applicant is to address the Panel's concerns regarding the development's interface with the adjoining residential flat building to the south-west.

When this information has been received, the panel will hold a supplementary public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Lindsay Fletcher	 Sameer Pandey