

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	Wednesday, 7 March 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, and Sameer Pandey
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 7 March 2018, opened at 1:30 pm and closed at 5:15 pm.

MATTER DEFERRED




2017SWC007 – City of Parramatta Council – DA/1281/2016 AT 12 Station Road & 4-10 Wentworth Avenue, Toongabbie (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The Panel supports the applicants request for deferral.

The Panel asks the Council to respond in writing to the additional material provided by the applicant and asks the applicant to respond to the SES letter. Further, the Panel seeks a report from an independent flooding expert in relation to the impacts of flooding on the development. The Panel requests the Council to obtain the report at the expense of the applicant.

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 (Acting Chair)	 Lindsay Fletcher
 Sameer Pandey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC007 – City of Parramatta Council – DA/1281/2016
2	PROPOSED DEVELOPMENT	Demolition works, amalgamation of lots and re-subdivision for construction of a 128 bed Residential Care Facility (RCF) at the 'Toongabbie Sports Club', provision of vehicular access, landscaping, signage and ancillary stormwater and civil works
3	STREET ADDRESS	Lot 30 in DP 1106209 and Lots 6, 7, 8 & 9 in DP 22506, 12 Station Road & 4-10 Wentworth Avenue, Toongabbie, NSW 2146
4	APPLICANT/OWNER	Opal Aged Care Toongabbie Sports & Bowling Club Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 64 – Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Water Management Act 2000 Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant] Floodplain Risk Management Policy (Version 2, approved 27 October 2014) 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 November 2018 Written submissions during public exhibition: Nil Verbal submissions at the public meeting on 6 December 2017: <ul style="list-style-type: none"> On behalf of the applicant – Sean Bilton, Steve Molino and Dan Brindle Addendum Council Assessment Report: 20 February 2018 Memorandum from City of Parramatta Council dated 2 March 2018 Verbal submissions at the public meeting on 7 March 2018:

		<ul style="list-style-type: none"> ○ On behalf of the applicant – Dan Brindle
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting on 1 March 2017 • Site inspection, briefing meeting and public meeting on 6 December 2018 • Final briefing meeting to discuss council’s recommendation, 7 March 2018, 1:10 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher and Sameer Pandey ○ <u>Council assessment staff</u>: Alex McDougall, Deepa Randhawa, Matthew Di Maggio, Shaylin Moodliar, Myfanwy McNally, Steven Chong, Paul Clark and Mark Leotta ○ <u>Other attendees</u>: Peter Brennan and Steven Issa
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not supplied