

DATE OF DETERMINATION	Wednesday 5 September 2018
PANEL MEMBERS	Mary-Lynne Taylor, Paul Mitchell, Peter Brennan and Cr Sameer Pandey
APOLOGY	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Mantra Parramatta, Corner Parkes Street and Valentine Avenue, Parramatta on Wednesday 5 September 2018 opened at 4.05pm and closed at 5.42pm.

MATTER DETERMINED

Panel Ref – 2017SWC007 - LGA – City of Parramatta, DA1281/2016 AT 12 Station Street and 4-10 Wentworth Avenue, Toongabbie (AS DESCRIBED IN SCHEDULE 1)




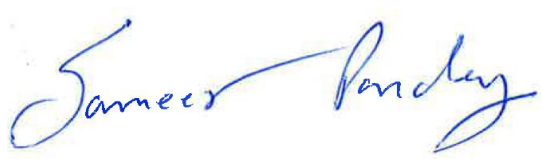
REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter –

- To await advice on whether development application complies with the terms of the schedule of the Site Compatibility Certificate.

When this information has been received, the Panel may hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Peter Brennan	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC007 – City of Parramatta Council – DA1281/2016
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	Capital investment value >\$20million.
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) 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 <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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</i>

		<i>Planning and Assessment Act 1979</i> or regulations <ul style="list-style-type: none"> 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 2017 Council addendum report – 20 February 2018 Memorandum from City of Parramatta Council dated 2 March 2018 Supplementary Council Assessment Report – 18 July 2018 Letter from NSW State Emergency Service – 28 June 2018 Written submissions during public exhibition: 0 Verbal Presentation at the meeting – 5 September 2018 On behalf of the applicant – Dan Brindle
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing Meeting – 1 March 2017 Site Inspection, briefing and public meeting – 6 December 2018 Final briefing and public meeting – 7 March 2018 Final briefing and public meeting – 1 August 2018 Site Inspection – 3 August 2018 Final briefing and Public meeting – 5 September 2018 Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Mary-Lynne Taylor, Paul Mitchell, Peter Brennan and Cr Steven Issa <u>Council assessment staff</u>: Shaylin Moodliar
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Without prejudice conditions of consent