

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	23 August 2017
PANEL MEMBERS	Lindsay Fletcher (Chair), Louise Camenzuli, Abigail Goldberg, Richard Thorp and David Ryan
APOLOGIES	Edward Blakely, Mary-Lynne Taylor and Paul Mitchell
DECLARATIONS OF INTEREST	None

Electronic meeting held between Thursday, 17 August 2017 and 23 August 2017.

MATTER DETERMINED

2017SWC020 – Parramatta – DA/80/2017 AT 24 O'Connell Street & 3 Marist Place PARRAMATTA (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 ordered by the Minister. The decision was unanimous.



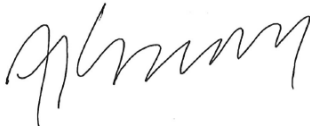


REASONS FOR THE DECISION

The Minister ordered the Panel to approve the application for the following reasons:

1. The information provided by an independent hydrology consultant commissioned by the Department of Planning & Environment satisfies the Minister that the potential flood risks can be managed through the proposed conditions of consent
2. The temporary use of the site is appropriate.

CONDITIONS

The development application was approved subject to the conditions specified by the Minister.

PANEL MEMBERS	
 Lindsay Fletcher (Chair)	 Louise Camenzuli
 Abigail Goldberg	 Richard Thorp
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC020 – Parramatta – DA/80/2017
2	PROPOSED DEVELOPMENT	Construction of temporary 1 – 2 storey demountable school buildings for 1,000 students on the existing school oval, including associated access works, tree removal and signage. Demolition of temporary school buildings and return to use as oval after 1 year of operations. This application is Nominated Integrated Development under s58 of the Heritage Act 1977. This application is Crown development under s89 of the Environmental Planning and Assessment Act 1979.
3	STREET ADDRESS	24 O'Connell Street & 3 Marist Place PARRAMATTA
4	APPLICANT/OWNER	NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Heritage Act 1977 • National Parks and Wildlife Act 1974 • Environmental Planning and Assessment Regulations 2000 • State Environmental Planning Policy No 64 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 55 – Remediation of Land • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011 • 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 Environmental Planning and Assessment Act 1979 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: 3 April 2017 • Written submissions during public exhibition: none • Independent Review of Flood Risks supplied by applicant on 11 April 2017 • Without prejudice conditions of consent with requested amendments, supplied by applicant on 11 April 2017 • Council comments on Independent Review of Flood Risks, supplied in person by Council on 12 April 2017 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Jim Lewis, Drew Brewsher, Roland Marshall and Angus Brien

		<ul style="list-style-type: none"> • Letter from Minister, instructing Panel to approve application, dated 15 August 2017 • Review of Flood Related Matters prepared by Rienco Consulting dated 13 June 2017
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site visit by Ed Blakely, Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp on Wednesday, 1 March 2017 • Briefing meeting with Council and proponent by Ed Blakely, Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp on Wednesday, 1 March 2017 • Site visit and briefing meeting by Lindsay Fletcher (Chair), Louise Camenzuli, Abigail Goldberg, Richard Thorp and David Ryan on Wednesday, 12 April 2017 • Public meeting held at Rydalmere Operations Centre on Wednesday, 12 April 2017, opened at 4:40 pm and closed at 7:30 pm.
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to correspondence from the Minister