

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	6 June 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Stuart McDonald, Lindsay Fletcher and Sameer Pandey
APOLOGIES	Mary-Lynne Taylor, Steven Issa and Martin Zaiter
DECLARATIONS OF INTEREST	None

Public meeting held at Mantra Parramatta on 6 June 2018, opened at 11:35 am and closed at 12:10 pm.

MATTER DETERMINED

2017SWC099 – City of Parramatta – DA/644/2017 AT 11 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 the panel meeting 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 4.15 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.



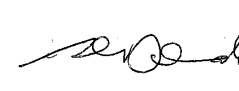

REASONS FOR THE DECISION

The Panel determines the application by granting approval for the following reasons:

1. The proposal will provide much needed recreational boating facilities and improve access to the waterway for boat users. The marina is well situated and designed and will have minimal effects on occupancy of navigable waterways.
2. The proposal will add to the amenity of the foreshore by providing a use that is visually attractive and interesting.
3. The proposal is consistent with all applicable development standards and guidelines.
4. Given the well-considered design and siting of the proposed development and considering the conditions that are to be applied, the proposed development will have no material adverse impacts on the natural or built environment.
5. For the reasons given above approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions supplied by Council on 29 May 2018 and the amendments made at the meeting. The panel notes that all of the amendments to the conditions were agreed to by the applicant.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Stuart McDonald	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC099 – City of Parramatta – DA/644/2017
2	PROPOSED DEVELOPMENT	Construction of a new marina consisting of wet berths (up to 63 vessels) and dry boat storage (up to 228 vessels) with ancillary parking and retail tenancies and a boat launching channel
3	STREET ADDRESS	9-11 Burroway Road, WENTWORTH POINT
4	APPLICANT/OWNER	Roads and Maritime Services
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2009 State Environmental Planning Policy No 64 – Advertising and Signage Sydney Regional Environmental Plan No 24 – Homebush Bay Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Auburn Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wentworth Point Precinct Development Control Plan 2014 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 23 May 2018 Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – David Doyle and Chris Forrester
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting on 7 February 2018 Site inspection on 6 June 2018 Final briefing meeting to discuss council's recommendation, 6 June 2018, 10:55 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Chair), Stuart McDonald, Lindsay Fletcher and Sameer Pandey <u>Council assessment staff</u>: Kate Lafferty and Mark Leotta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Revised recommended conditions of consent provided by Council on 29 May 2018