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<b>DATE OF DETERMINATION</b>	4 October 2017
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Richard Thorp
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan declared a non-pecuniary interest, as he is the executive director for City Plan Services which prepared the SEE for the application.

Public meeting held at Rydalmere Operations Centre at 316 Victoria Road, Rydalmere on 4 October 2017, opened at 1:05 pm and closed at 1:15 pm.

#### **MATTER DETERMINED**

2017SWC102 – Parramatta – DA/773/2016 AT 2 Waterways Street, 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 meetings and the matters observed at site inspections.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The Panel determine to approve the application by granting approval for the following reasons:

- The proposal will not add to the bulk and scale, nor change the external appearance of the existing building in which the new facilities will be accommodated.
- The proposal includes on-site parking which will satisfy likely demands from the facility, given that many future patrons will gain access by foot, public transport or by cycling.
- The proposal provides valuable community facilities that will enhance the area and be of public benefit.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report, with the addition of the following conditions:

##### Condition 8A.

An acoustic report is to be prepared and submitted to the satisfaction of the Manager, Development Traffic Services Unit which addresses the acoustic implications of potential internal uses/activities and provides recommendations to minimise any conflicts before the issue of any Construction Certificate.



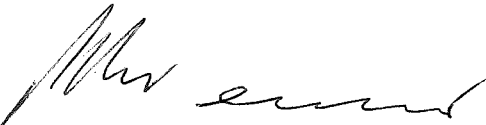
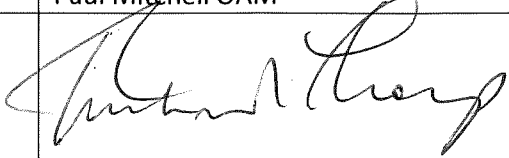
*Reason: To minimise any acoustic conflicts for users of the facility.*

##### Condition 30A.

The recommendations of the acoustic report approved under Condition 8A are to be incorporated within the fitout design, with certification from an appropriately qualified acoustic consultant that the works have

been carried out in accordance with the recommendations being submitted to the Manager, Development and Traffic Services Unit before the issue of an Occupation Certificate.

*Reason: To minimise any acoustic conflicts for users of the facility.*

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 Peter Brennan	 Richard Thorp AM

# SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC102 – Parramatta – DA/773/2016
2	PROPOSED DEVELOPMENT	Fitout and operational use as a library and community facility
3	STREET ADDRESS	2 Waterways Street, Wentworth Point
4	APPLICANT/OWNER	Fairmead Business Pty Limited / Netstrata (managing owners for strata plan)
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ Sydney Regional Environmental Plan No 24 – Homebush Bay Area</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Homebush Bay West Development Control Plan Amendment No 1</li> <li>◦ No 1 Burroway Road Development Control Plan 2006</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 20 September 2017</li> <li>• Written submissions during public exhibition: one (1)</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>◦ On behalf of the applicant – Michael Abood</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing meeting 21 September 2017</li> <li>• Final briefing meeting to discuss council's recommendation, 4 October 2017 at 11:15 am to 11:30 am. Attendees: <ul style="list-style-type: none"> <li>◦ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Richard Thorp</li> <li>◦ <u>Council assessment staff</u>: Katherine Lafferty</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report