

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

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| DATE OF DETERMINATION | 30 April 2018 |
| PANEL MEMBERS | Paul Mitchell (Chair), Stuart McDonald and Lindsay Fletcher |
| APOLOGIES | Mary-Lynne Taylor, Steven Issa, Sameer Pandey and Martin Zaiter |
| DECLARATIONS OF INTEREST | None |

Electronic meeting held between 23 April 2018 and 30 April 2018.

MATTER DETERMINED

2018SWC047 – City of Parramatta Council – DA/875/2017 AT 7-11 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 meetings listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The modified development proposal is substantially the same as the approved development.
2. The changes do not create any unacceptable adverse impact on the local amenity or on the natural or built environment.
3. With the changes, the proposal remains suitable for the site and remains in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

| PANEL MEMBERS | |
|--|---|
|  Paul Mitchell OAM (Chair) |  Stuart McDonald |
|  Lindsay Fletcher | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2018SWC047 – City of Parramatta Council – DA/875/2017 |
| 2 | PROPOSED DEVELOPMENT | Section 4.55 (1a) modification to amend the approved sea wall design |
| 3 | STREET ADDRESS | 7-11 Burroway Road, Wentworth Point |
| 4 | APPLICANT/OWNER | Roads and Maritime Services |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Section 4.55(1A) Modification Application |
| 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 (Coastal Management) 2018 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Sydney Regional Environmental Plan No 24 - Homebush Bay Area 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 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: 18 April 2018 Written submissions during public exhibition: nil |
| 8 | MEETINGS AND SITE INSPECTIONS BY THE PANEL | Electronic discussion between 23 April 2018 and 30 April 2018 |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |