

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-474
DA Number	DA/425/2023
LGA	Parramatta City Council
Proposed Development	Demolition of demountables, construction of a new classroom building, refurbishment of the existing library, and associated works at Wentworth Point Public School. The development application shall be determined under the delegation of the Sydney Central City Planning Panel (SCCPP).
Street Address	3 Burroway Road, Wentworth Point
Applicant/Owner	Mecone
Date of DA lodgement	21 July 2023
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> Fourteen (14) Four (4)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposal is Crown development with a capital investment of more than \$5 million and is therefore “regionally significant” development as identified in Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Precincts – Central River City) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; Parramatta Local Environmental Plan 2023; Parramatta Development Control Plan 2011; and Wentworth Point Precinct Development Control Plan 2014.
List all documents submitted with this report for the Panel’s consideration	<ul style="list-style-type: none"> Plans used for assessment
Clause 4.6 requests	Not Applicable
Summary of key submissions	<ul style="list-style-type: none"> Adequacy and safety of the school drop-off zone in Ferry Wharf Circuit at the main entrance to the school; Adequacy of insufficient open space for students; Support for a green roof; and Support for flexible shared fencing between the neighbouring school to facilitate mutual use of their open space amenities.
Report prepared by	Jasmin Gotsoulas
Report date	30 November 2023

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

**Not
applicable**

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes