

DATE OF DEFERRAL	18 December 2023
DATE OF PANEL BRIEFING	12 December 2023
PANEL MEMBERS	Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp,
APOLOGIES	None
DECLARATIONS OF INTEREST	Abigail Goldberg and David Ryan declared a conflict of interest as they are working with Schools Infrastructure on other projects.

Papers circulated electronically on 30 November 2023.

Emails pertaining to proponent and council responses to draft conditions of consent circulated 12 December 2023.

MATTER DEFERRED

PPSSCC-474 – City of Parramatta – DA/425/2023 - 3 Burroway Road, Wentworth Point - Demolition of demountable buildings, construction of a new classroom building, refurbishment of the existing library, and associated works at Wentworth Point Public School.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 9 February 2024. The matter was deferred to allow for the proponent and council to agree on the draft conditions of consent as:

- The proposed development is Crown development the Panel cannot approve an application without approval of the relevant Minister or applicant agreeing to the conditions of consent.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant and Council shall provide an agreed schedule of draft conditions of consent and upload all documentation to the Planning Portal by 9 February 2024.
2. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 9 February 2024.
3. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

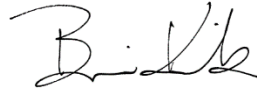
The Panel note that the condition relating to AusGrid should refer to all works in accordance with the general terms of approval issued by Ausgrid (Reference: trim 2017/32/84, dated 15 August 2023) and consider combining all conditions relating to Remediation Action Plan.

If the outstanding information is not provided by 9 February 2024 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS



Steve Murray (Acting Chair)



Brian Kirk



Cinnamon Dunsford



Richard Thorp

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-474 – City of Parramatta – DA/425/2023
2	PROPOSED DEVELOPMENT	Demolition of demountables, construction of a new classroom building, refurbishment of the existing library, and associated works at Wentworth Point Public School.
3	STREET ADDRESS	3 Burroway Road, Wentworth Point
4	APPLICANT/OWNER	Applicant: Mecone 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 instruments: <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 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Wentworth Point Precinct Development Control Plan 2014 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 30 November 2023 Written submissions during public exhibition: 14 Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 17 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp <u>Council assessment staff</u>: Jasmin Gotsoulias, Claire Stephens <u>Applicant representatives</u>: Sherwin Rasquinha, Robert Crestani, Sandra Lim, Torie Hyde, Georgia Sedgmen, Rajat Khanna, Aryan Qayami, Benjamin Frascos Final briefing to discuss council's recommendation: 12 December 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp <u>Council assessment staff</u>: Jasmin Gotsoulias, Claire Stephens <u>Applicant representatives</u>: Sherwin Rasquinha, Robert Crestani, Sandra Lim, Torie Hyde, Georgia Sedgmen, Rajat Khanna, Aryan Qayami, Benjamin Frascos

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report