

<b>DATE OF DETERMINATION</b>	15 February 2024
<b>DATE OF PANEL DECISION</b>	14 February 2024
<b>DATE OF PANEL BRIEFING</b>	12 December 2023
<b>PANEL MEMBERS</b>	Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp,
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	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.

**MATTER DETERMINED**

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

**PANEL CONSIDERATION AND DECISION**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

**Development application**

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The panel determined to approve the application for the reasons outlined in the council assessment report.

Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments has not identified any fundamental issues of concern. The application is therefore satisfactory when evaluated against Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

**CONDITIONS**

The development application was approved subject to the conditions identified as “Updated conditions of consent with Council changes V1” uploaded to the Planning Portal 7 February 2024.





**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- 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

- Support for flexible shared fencing between the neighbouring school to facilitate mutual use of their open space amenities.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Steve Murray (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"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ State Environmental Planning Policy (Precincts – Central River City) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ Parramatta Local Environmental Plan 2023</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> <li>○ Wentworth Point Precinct Development Control Plan 2014</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 30 November 2023</li> <li>• Written submissions during public exhibition: 14</li> <li>• Total number of unique submissions received by way of objection: 4</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 17 August 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Jasmin Gotsoulias, Claire Stephens</li> <li>○ <u>Applicant representatives</u>: Sherwin Rasquinha, Robert Crestani, Sandra Lim, Torie Hyde, Georgia Sedgmen, Rajat Khanna, Aryan Qayami, Benjamin Frascos</li> </ul> </li> <li>• Final briefing to discuss council’s recommendation: 12 December 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Jasmin Gotsoulias, Claire Stephens</li> <li>○ <u>Applicant representatives</u>: Sherwin Rasquinha, Robert Crestani, Sandra Lim, Torie Hyde, Georgia Sedgmen, Rajat Khanna, Aryan Qayami, Benjamin Frascos</li> </ul> </li> </ul>

<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Updated conditions of consent with Council changes V1 uploaded to the Planning Portal 7 February 2024