

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	15 March 2024
DATE OF PANEL BRIEFING	14 March 2024
PANEL MEMBERS	Steve Murray (Acting Chair), Cinnamon Dunsford, Brian Kirk
APOLOGIES	Richard Thorp
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 13 March 2024.

MATTER DEFERRED

PPSSCC-481 – City of Parramatta – DA/875/2017/B - 7 – 9 Burroway Road, Wentworth Point - Lot 1 and Lot 2 in DP1276305 Section 4.55(2) modification to amend DA/875/2017/A for the proposed infrastructure works on the site and concept GFA allocation. The proposed modifications include the reconfigured subdivision of the site, redistribution of GFA, changes to the location and design of Ridge Road and the modified design of the proposed park (including the provision of active open space).

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/briefings and observed at the site inspection listed at item 8 in Schedule 1.

The Panel noted its general support for the modification subject to finalisation and agreement of the modified conditions of consent.

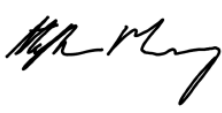
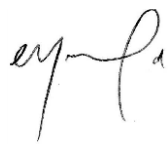
The Panel agreed to defer the determination of the matter until 29 March 2024. The matter was deferred to allow for the provision of Conditions of Consent agreed upon by Council and the Applicant (Crown).

The decision to defer the matter was Unanimous

ACTIONS

To allow for the progression of the Modification Application to determination, the Panel directed that, within ten (10) working days:

1. The Applicant and Council shall work together to produce agreed upon modified conditions of consent.
2. The Secretariat seek the support of the PDU unit to assist in discussions as required.
3. Upon reaching consensus, Council is to upload to the Portal:
 - a. Agreed modified conditions of consent, showing/highlighting modifications; and
 - b. Evidence of consent provided from the Applicant (Crown) to the modified conditions of consent.

PANEL MEMBERS	
 Steve Murray (Acting Chair)	 Cinnamon Dunsford

B. Kirk

Brian Kirk

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-481 – City of Parramatta – DA/875/2017/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to amend DA/875/2017/A for the proposed infrastructure works on the site and concept GFA allocation
3	STREET ADDRESS	7 – 9 Burroway Road, Wentworth Point
4	APPLICANT/OWNER	Applicant: File Planning & Development Services Pty Ltd Owner: Transport for NSW
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) 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 (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 Parramatta Local Environmental Plan 2023 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 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: 1 August 2023 Substantially the Same Development Planning Advice: 1 February 2024 Council addendum report received: 13 March 2024 Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 17 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Cinnamon Dunsford, Brian Kirk, Richard Thorp <u>Council assessment staff</u>: Kate Lafferty, Myfanwy McNally <u>Applicant representatives</u>: Anna Johnston, Megan Hawke, Kate Denney Final briefing to discuss council's recommendation: 14 March 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Cinnamon Dunsford, Brian Kirk <u>Council assessment staff</u>: Kate Lafferty, Myfanwy McNally <u>Applicant representatives</u>: Anna Johnston, Michael File, Scott Jordan, Peter Mangels, Kate Denney, Nicholas Lennon
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Without prejudice conditions attached to council's addendum report