




## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 29 October and 10 November 2015		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Michael Smart, David White		
Apologies: None    Declarations of Interest: None		
<b>Determination and Statement of Reasons</b>		
<b>2014SYW171 – HORNSBY – DA/1435/2014 [Oakhill College, Nos. 423-521 Old Northern Road, Castle Hill NSW 2154 - Lot 1370 DP 1063007] as described in Schedule 1.</b>		
<b>Date of determination:</b> 10 November 2015		
<b>Decision:</b> The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
<b>Panel consideration:</b> The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.		
<b>Reasons for the panel decision:</b> The Panel approved the development application for the following reasons: <ol style="list-style-type: none"> <li>1. The proposed development will add to the supply of the educational and social facilities within the Hornsby local government area and this growing sector of the northwest metropolitan region.</li> <li>2. The requested variation to the development standard contained in Clause 4.3 of HELP 20113 is considered acceptable given the location on site of the height breach and the area and sloping characteristics of the site.</li> <li>3. The development is adequately compliant with the requirements of the relevant State and local planning instruments and subject to the recommended conditions will have no significant impacts on the built or natural environments.</li> <li>4. The panel suggest a further condition 13 be added addressing hazard protection of those using the existing facilities provided on the site.</li> <li>5. In conclusion of above 1 to 4, the panel consider the proposal to be a suitable addition to the current use of the site and in the public interest.</li> </ol>		
<b>Conditions:</b> The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting to include a further clause 13 addressing hazard protection of those using the existing facilities provided on the site.		
<b>Panel members:</b>		
  <b>Mary-Lynne Taylor (Chair)</b>	  <b>Bruce McDonald</b>	  <b>Stuart McDonald</b>
Approved by email <b>Michael Smart</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b>
2	<b>Proposed development:</b>
3	<b>Street address:</b>
4	<b>Applicant/Owner:</b>
5	<b>Type of Regional development:</b>
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Hornsby Local Environmental Plan 2013</li> <li>• State Environmental Planning Policy No. 44 - Koala Habitat</li> <li>• State Environmental Planning Policy No. 64 – Advertising and signage</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)</li> <li>• Hornsby Development Control Plan 2013</li> <li>• Hornsby Section 94A Contributions Plan 2012 -2012</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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 29 October 2015 Written submissions during public exhibition: nil Verbal submissions at the panel meeting: None
8	<b>Meetings and site inspections by the panel:</b> <b>Electronic meeting:</b> 29 October and 10 November 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per assessment report