

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Department of Planning and Environment (Parramatta office)
on Wednesday 27 April 2016 at 1.20 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Cr Andrew Wilson

Apologies: Cr Jean-Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2016SYW012 – Parramatta City Council – DA/393/2015 [119 Rausch Street Toongabbie] as described in Schedule 1.

Date of determination: 27 April 2016

Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration: 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.

Reasons for the panel decision:

The Panel unanimously agrees to approve the application, subject to the conditions and as amended, for the following reasons:

1. The proposed development will expand the capacity of the established college operating on this site and cater to the needs of the residential district and broader region in which it is placed.
2. The Panel has considered the Applicant's request to vary the development standard contained in Parramatta LEP 2011 (Cl.4.3) relating to maximum building height and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will result in buildings and development consistent with the existing heritage building on the site and the development remains consistent with the underlying intent of the standard and the locality of the zone. Further, had this not been a heritage site, the Panel notes that 12 metre heights could have been achieved on this site as complying development without reference to this Panel.
3. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Instruments including SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007.
4. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta Development Control Plan 2011.
5. Subject to the conditions imposed the proposed development will have no unacceptable impacts on the built or natural environments including the amenity of nearby residential premises, the performance of the local road network, the natural drainage system or local ecology.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions:

The Panel approved the application, subject to the conditions in the Assessment Report, and as amended below:

1. Amend the title of the Draft Plan of Management Effects by Glendinning Minto & Associates Pty Ltd to "Draft Plan of Management by Glendinning Minto & Associates Pty Ltd".
2. Delete Condition 3(i)
3. Delete Condition 34
4. Delete Condition 35
5. New Condition 48x – The plan shall also deal with the safety of the students and staff on site during the construction period.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Cr Andrew Wilson



Lindsay Fletcher

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2016SYW012 – Parramatta City Council – DA/393/2015
2	Proposed development: Alterations and additions to an educational establishment including the construction of a 6 x student accommodation buildings, library, dining hall, chapel, gymnasium, academic teaching space, maintenance facility, basement car parking for 25 spaces and tree removal.
3	Street address: 119 Rausch Street Toongabbie
4	Applicant: Gardener Wetherill & Associates Owner: Campion Foundation Limited
5	Type of Regional development: CIV . \$5 million private infrastructure and community facilities
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta City Centre Local Environmental Plan 2007 • Parramatta Development Control Plan 2011. • 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 EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 14 April 2016 Written submissions during public exhibition: 7 Verbal submissions at the panel meeting: On behalf of the applicant - Mr Ross Gardner
8	Meetings and site inspections by the panel: Site Inspection – 25 February 2016 Briefing meeting – 25 February 2016 & 27 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report