

DATE OF DETERMINATION	Wednesday, 19 October 2016
PANEL MEMBERS	Bruce McDonald (Chair), Stuart McDonald, Richard Thorp and David Ryan
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre, 316 Victoria Road, Rydalmere on Wednesday, 19 October 2016, opened at 2:00 pm and closed at 3:25 pm.

MATTER DETERMINED

2016SYW043 – Parramatta – DA/131/2016 at 23 Alice Street and 63 Weston Street Harris Park (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



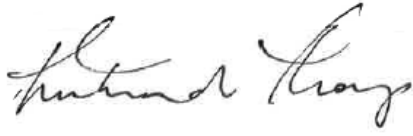

1. The proposed development will result in the senior school activities of the existing college campus, which is now divided by Alice Street, being consolidated onto a single campus site. That in turn will better integrate the College activities and result in improved safety and amenity for students and staff.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (height of Buildings) and Clause 4.4 (Floor Space Ratio) Parramatta LEP 2011 and is satisfied that it has adequately addressed the matters to be demonstrated by Clause 4.6 (3). The Panel considers that compliance with the standards is unreasonable and unnecessary in the circumstances of this case as the proposed variation is minor, will not generate unacceptable impacts on adjoining or nearby allotments, remains consistent with the objectives of the standard, will not result in development inconsistent in form and scale with that in the locality and will provide for the senior college activities to be consolidated.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Urban Renewal) 2010, SEPP 55 – Remediation of Land and SEPP (Infrastructure) 2007.
4. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby

residential premises, the operation of the local road system or the heritage significance of nearby Experimental Farm Conservation Area.

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 development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Bruce McDonald (Chair)	 Stuart McDonald
 Richard Thorp	 David Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW043 – Parramatta – DA/131/2016
2	PROPOSED DEVELOPMENT	<p>Construction of a four storey school building in association with an existing Educational Establishment known as the Maronite College of the Holy Family involving:</p> <p>*Demolition of an existing residential flat building at No.63 Weston Street, boundary fencing and demolition work to the eastern side of existing Block B and changes to ground levels;</p> <p>*Construction of a four storey addition with roof terrace to the east of Block B containing reception and office space, student amenities, general learning areas (GLAs) and outdoor play areas;</p> <p>* Landscape works including the removal of three trees along the eastern boundary, new landscaping along the Weston Street front setback and the eastern boundary, border planting on the new roof terrace;</p> <p>* Signage along the southern elevation of the new addition; and</p> <p>* Use of the building for the purposes of an Educational Establishment.</p>
3	STREET ADDRESS	23 Alice Street and 63 Weston Street Harris Park
4	APPLICANT/OWNER	Leaf Architecture/ The Trustees of The Maronite Sisters and Maronite College of the Holy Family - Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million (educational establishment)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (deemed SEPP) • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011 • Clause 4.6 Variation • 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 dated 24 September 2016 • Written submissions during public exhibition: two • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ Object – Alvia Ludbrook ○ On behalf of the applicant – Daniel Smith

8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Briefing meeting and site visit on 25 May 2016• Final briefing meeting on Wednesday 19 October 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report