

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW188DA
DA Number	DA/881/2016
LGA	City of Parramatta
Proposed Development	Alterations and refurbishment to an existing boarding house with associated external landscaping works at The Kings School. The proposal constitutes "Integrated Development" under Section 91 of the Environmental Planning and Assessment Act 1979 as a Bushfire Safety Authority is required under Section 100B Rural Fires Act 1997. The application is to be determined by the Sydney West Central Planning Panel.
Street Address	87-129 Pennant Hills Road, North Parramatta NSW 2151 Lot 1 DP 59169, Lot A DP 329288, Lot B DP 329288, Lot A DP 321595, Lot 2 DP 235857, Lot 1 DP 64765, Lot 1 DP 57491, Lot 1 DP 581960, Lot 10 DP 812772
Applicant/Owner	Applicant: Mr D Berents Owner: The Council of The Kings School
Date of DA lodgement	20 September 2016
Number of Submissions	1 submission
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Pursuant to Schedule 4A Clause 6(b), the application has a capital investment value exceeding \$5 million and therefore the SWCPP is the determining authority.
List of all relevant s79C(1)(a) matters	<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; • The Hills Local Environmental Plan 2012; and • The Hills Development Control Plan 2012.
List all documents submitted with this report for the Panel's consideration	All plans and documents listed within Condition 1 of the Recommendation section of the Assessment Report.
Report prepared by	Reinah Urqueza
Report date	16 January 2017

Summary of S79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Yes**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **Not Applicable**

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report.

The eligibility of Condition No. 22 (S94 Development Contributions) is requested to be further discussed with the Panel.