

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	1 February 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 1 February 2017, opened at 4:05 pm and closed at 4:30pm.

MATTER DETERMINED

2016SYW188 – Parramatta - DA/881/2016 AT The Kings School, 87-129 Pennant Hills Road, North Parramatta NSW 2151 (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 Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

REASONS FOR THE DECISION





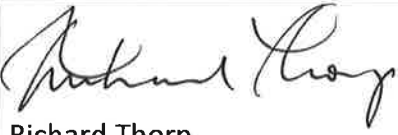
The Panel determines the application by approving it for the following reasons:

1. The proposal will have no adverse impacts on the natural and built environments and is suitable development for the subject site. In particular, the Panel notes that the requirements of State Environmental Planning Policy No. 55 – Remediation of Land and for a Bushfire Authority have been addressed.
2. The proposal will have social benefits as it will enable additional student boarding facilities to be provided.
3. The Panel is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) and the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone.
4. For the reasons given above (points 1 – 2 above), approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

The Panel noted a number of repetitions in the conditions and deleted these (that is, 51, 53, 54 and 55). Also in relation to Condition 22, the condition was corrected to remove 'A' following S94, and to refer to The Hills Development Control Plan 2012.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW188 – City of Parramatta – DA/881/2016
2	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 Setion 100B Rural Fires Act 1997.
3	STREET ADDRESS	87-129 Pennant Hills Road, North Parramatta
4	APPLICANT OWNER	Mr D Berents The Council of The Kings School
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
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 • The Hills Local Environmental Plan 2012 • The Hills Development Control Plan 2012 • 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 16 January 2017 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Dominic Curtin and Derek Berents
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting by Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp on 18 November 2016 • Final briefing meeting on 1 February 2017 with Edward Blakely, Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report