

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWC028
<b>DA Number</b>	DA/89/2017
<b>LGA</b>	City of Parramatta Council
<b>Proposed Development</b>	Alterations and additions to an educational establishment (Arden Anglican School) including part demolition, tree removal, earthworks and construction of a five (5) storey school building with roof terrace, basement car parking for 31 vehicles and associated infrastructure works and upgrades.
<b>Street Address</b>	Lots 2, 3, 13 & 14 in DP 758390, 50 Oxford Street, Epping, NSW 2121
<b>Applicant</b>	DFP Planning
<b>Owner</b>	Arden Anglican School Council
<b>Date of DA lodgement</b>	6 February 2017
<b>Number of Submissions</b>	Six (6) submissions received from six (6) adjoining and surrounding properties
<b>Recommendation</b>	Approval, subject to conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Clause 6(b) of Schedule 4A of the Environmental Planning and Assessment Act 1979 - The proposed development has a Capital Investment Value of \$21,838,300
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• State Environmental Planning Policy 64 – Advertising and Signage</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>• Hornsby Local Environmental Plan 2013</li> <li>• Hornsby Development Control Plan 2013</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Assessment planning report</li> <li>• Conditions of consent</li> <li>• Plans</li> <li>• Clause 4.6 variation – Height of Building</li> <li>• List of submissions</li> </ul>
<b>Report prepared by</b>	Shaylin Moodliar, Senior Development Assessment Officer
<b>Report date</b>	18 August 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)? N/A

*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*