



DATE OF DETERMINATION	6 September 2017
PANEL MEMBERS	Edward Blakely (Chair), Edward Blakely, Paul Mitchell, Richard Thorp, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on 6 September 2017, opened at 3:05 PM and closed at 4:15 PM.

MATTER DETERMINED

2017SWC028 – City of Parramatta – DA/89/2017 AT Lots 2, 3, 13 & 14 in DP 758390, 50 Oxford Street, Epping, NSW 2121 (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 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 Panel determines the application by granting approval for the following reasons:

1. The proposal is an extension of well established and centrally located school facilities that are located in an area planned for high quality development. The expanded school facilities will provide valuable additional community facilities to serve the area's growing population.
2. The proposal complies with nearly all development standards and guidelines, with the exception of building height, an application to vary this standard has been received.
3. The Panel is satisfied that the applicant's request to vary the development standard has adequately addressed the matters required to be demonstrated in Clause 4.6 (3) and the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives within the zone.
4. The design of the proposal has been carefully reviewed by the Design Excellence Advisory Panel and responds to that Panel's opinions. The final design is considered to be appropriate and compatible with the planned future character of the area.

CONDITIONS

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

1. Exterior lighting: Any exterior lighting to be extinguished between 7:00 AM and 10:00 PM daily except for security lighting. Any security lighting is to be directed away from adjoining properties to

prevent nuisance light spill pursuant to AS 4282-1997 – Control of the obtrusive effects of odour lighting:

Reason: To mitigate lighting impacts to adjoining properties.

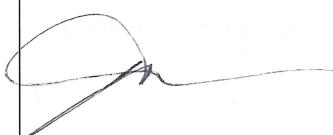
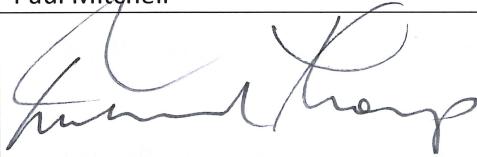
2. Addendum to condition 103:

Day	Time of school operating hours
Monday-Friday	7:00am to 7:00pm inclusive during school term. 7:00pm to 10:00pm extra-curricular activities managed and operated by Arden Anglican School for Arden Anglican School students only.
Saturday	School open 7:00am to 7:00pm
Sunday	School Closed
Public Holidays	School closed
	No before or after school care or any extra-curricular activities are to take place outside of school operating hours

The school must prepare and submit an Operational Management Plan to the satisfaction of Council's Unit Manager Development and Traffic Services.

The plan should detail any indoor/outdoor activities to be carried out on the school premises noting the requested hours listed above or others hours as set out in the approved management plan.

Reason - To minimise the impact on the amenity of the area.

PANEL MEMBERS	
	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC028 – City of Parramatta – DA/89/2017
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	Lots 2, 3, 13 & 14 in DP 758390, 50 Oxford Street, Epping, NSW 2121
4	APPLICANT/OWNER	DFP Planning / Arden Anglican School Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 64 – Advertising and Signage ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Hornsby Local Environmental Plan 2013 • Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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: 18 August 2017 • Written submissions during public exhibition: 6 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Ellen Robertshaw (Town Planner, DFP Planning); Shayne Evans (Architect, Stanton Dahl) and Graham Anderson (School Principal)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting 10 May 2017 • Final briefing meeting to discuss council's recommendation, 6 September 2017, 2:30 PM. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan, Richard Thorp ○ <u>Council assessment staff</u>: Sohini Sen, Mark Leotta
9	COUNCIL RECOMMENDATION	Approval

