

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 4 April 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Stuart McDonald and Sameer Pandey
APOLOGIES	Paul Mitchell and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 4 April 2018, opened at 2:10 pm and closed at 4:15 pm.

MATTER DETERMINED

2017SWC118 – City of Parramatta – DA/848/2017 AT 22 Prospect Street Rosehill (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 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to allow the applicant to consider the issues raised by the Panel regarding the Clause 4.6 variation request.

The decision was unanimous.

REASONS FOR THE DECISION

Reasons for the decision of the Panel:

1. The provision of upgraded and expanded school facilities will have beneficial social effects for the community generally and particularly the Rosehill community
2. The site is considered suitable for the proposed use.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies and the applicable objectives and provisions of the Parramatta Local Environmental Plan 2011, noting that the height variation is considered acceptable.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
5. In consideration of conclusions 1-4 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 with the following amendments:




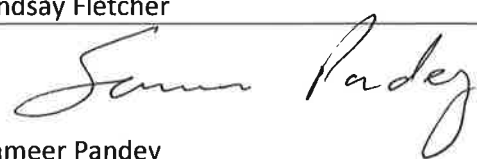
- Addition of a new condition as follows:

Prior to issue of occupation certificate, a Road Safety Evaluation (RSE, refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices) shall be undertaken of Virginia Street, Prospect

Street and any streets utilised for pick-up/drop-off during the morning drop-off and afternoon pick-up period.

Appropriate road safety measures shall be implemented based on the outcomes of the RSE in consultation with the City of Parramatta Council.

- Addition of a new condition to require s94A contributions for drainage, as calculated in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Lindsay Fletcher
 Stuart McDonald	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC118 – City of Parramatta – DA/848/2017
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing educational establishment including demolition of an existing building, construction of a new 3 storey classroom building, internal alterations to the existing administration building.
3	STREET ADDRESS	22 Prospect Street Rosehill
4	APPLICANT OWNER	Blue Visions Management NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Does not apply • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil

		<ul style="list-style-type: none"> • 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: 1 March 2018 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Talal Tabikh, Joelle Sarkis and Brad Delapierre
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing meeting to discuss council's recommendation, Wednesday, 4 April 2018, 1:30 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Stuart McDonald and Sameer Pandey ○ <u>Council assessment staff</u>: Johnathan Cleary, Anthony Blood, Alex McDougall, Wendy Wang, Liam Frayne, Ché Wall, Nabil Alaeddine, Steve Chong and Myfanwy McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report