

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWC120.
<b>DA Number</b>	403/2017.
<b>Local Government Area</b>	Cumberland Council.
<b>Proposed Development</b>	Alterations and additions to Auburn North Public School including internal demolition, refurbishment and a single storey addition to the administration building, relocation of a demountable building, and construction of a part two (2), part three (3) storey building containing ten (10) classrooms and associated facilities, signage and increase the student population by 115 to 874.
<b>Street Address</b>	<p>Lot 7 to 18 in DP 9688.  Lot 1 to 4 in DP 182006.  Lot 416 in DP 821067.  Lot 2 in DP 706849.  Lots 1 and 2 in DP 782325.  Lot 1 in DP 631976.  Lot 11 and 12 in DP 1127373.</p> <p>Number 153-159 Parramatta Road Auburn.</p>
<b>Applicant/Owner</b>	<p>Applicant - Blue vision Management.  Owner - Department of Education.</p>
<b>Number of Submissions</b>	Nil.
<b>Regional Development Criteria</b>	CIV \$8,094,825.
<b>List of All Relevant s4.15 matters</b>	<p><b>Relevant Environmental Planning Instruments.</b></p> <ul style="list-style-type: none"> <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 "Educational Establishments and Child Care Centres" 2017.</li> <li>- State Environmental Planning Policy "Infrastructure" 2007.</li> <li>- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</li> <li>- Auburn Local Environmental Plan 2010.</li> </ul> <p><b>Proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority.</b></p> <p>"Nil".</p> <p><b>Relevant Development Control Plan.</b></p> <ul style="list-style-type: none"> <li>• Auburn Development Control Plan 2010</li> </ul> <p><b>Relevant planning agreement that has been entered into under</b></p>

	<p><b>Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4.</b></p> <p>“Nil”.</p> <p><b>Coastal zone management plan.</b></p> <p>“Nil”.</p> <p><b>Relevant Regulations eg Regs 92, 93, 94, 94A, 288.</b></p> <p>“Nil”.</p>
<b>List all documents submitted with this report for the panel’s consideration</b>	<p>Assessment Report.</p> <p>Conditions.</p> <p>Plans.</p> <p>Copy of Contamination Report.</p>
<b>Recommendation</b>	Approval subject to conditions.
<b>Report by</b>	Harley Pearman.
<b>Report Date</b>	3/1/2018.

Have all recommendations in relation to relevant S79C matters been summarised in the Executive Summary of the assessment Report.	<b>Yes</b>
<p><b>Legislative clauses requiring consent authority satisfaction</b></p> <p>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?</p> <p><i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i></p>	<b>Yes</b>
<p><b>Clause 4.6 Exceptions to development standards.</b></p> <p>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?</p>	<b>Not applicable.</b>
<p><b>Special infrastructure contributions</b></p> <p>Does the DA require Special Infrastructure Contributions conditions (S7.11)</p> <p>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</p>	<b>Not applicable.</b>
<p><b>Conditions</b></p> <p>Have draft conditions been provided to the applicant for comment?</p> <p>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</p>	<b>Yes.</b>