

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Thursday, 15 March 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Acting Chair), Stuart McDonald, Peter Brennan, Paul Stein and Paul Moulds
<b>APOLOGIES</b>	Mary-Lynne Taylor
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Cumberland Council on Thursday, 15 March 2018, opened at 11:45 am and closed at 12:00 pm.

#### MATTER DETERMINED

2017SWC120 – Cumberland – DA-403/2017 AT 153-159 Parramatta Road, Auburn (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 decision was unanimous.

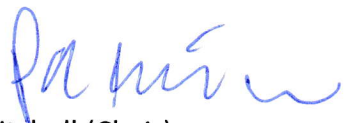



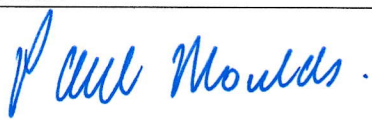
#### REASONS FOR THE DECISION

The Panel determines the application by granting consent for the following reasons:

1. The proposal complies with applicable development standards and guidelines.
2. The alterations and additions respect the heritage items on the site and will have no adverse effects on these items.
3. The approximate 15% increase in student numbers, as well as additional staff and new classrooms, can all be satisfactorily accommodated on the subject site.
4. The proposed development will marginally increase local traffic and pedestrian flows but these are well within the capacity of the local transport facilities.
5. The provision of upgraded and expanded school facilities will have beneficial social effects for the community generally and particularly the Auburn community.
6. Overall, the Panel considers that approval of the application is in the public interest.

## CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report

PANEL MEMBERS	
 Paul Mitchell (Chair)	 Stuart McDonald
 Peter Brennan	 Paul Stein AM
 Paul Moulds AM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC120 – Cumberland – DA-403/2017
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	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.  Number 153-159 Parramatta Road Auburn.
4	APPLICANT/OWNER	Applicant - Blue vision Management. Owner - Department of Education.
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>Environmental planning instruments:<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></ul></li></ul>



		<ul style="list-style-type: none"> <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> <li>● Draft environmental planning instruments: Nil</li> <li>● Development control plans: <ul style="list-style-type: none"> <li>○ Auburn Development Control Plan 2010</li> </ul> </li> <li>● Planning agreements: Nil</li> <li>● Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>● Coastal zone management plan: Nil</li> <li>● The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>● The suitability of the site for the development</li> <li>● Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>● The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>● Council assessment report received 1 March 2018</li> <li>● Written submissions during public exhibition: nil</li> <li>● Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ On behalf of the applicant – Joelle Sarkis, Lucas Crabtree, Laura Cockburn and David Saunders</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>● Final briefing meeting to discuss council’s recommendation, 15 March 2018, 10:40 am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Stuart McDonald, Peter Brennan, Paul Stein and Paul Moulds</li> <li>○ <u>Council assessment staff</u>: Sohail Faridy, Michael Lawani, William Attard, Harley Pearson</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report