

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday, 28 June 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Stuart McDonald, and Steven Issa
APOLOGIES	Sameer Pandey and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Mantra Parramatta on 28 June 2018, opened at 2:30 pm and closed at 2:50 pm.

MATTER DETERMINED

2018SWC062 – City of Parramatta Council – DA/802/2017 at 27-33 Pembroke Street, EPPING (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 and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned before considering this item to allow the applicant to be contacted, as no representatives of the Crown applicant were present.

The Panel determined to forward the development application to the Minister pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.


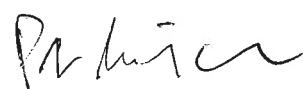

The decision was unanimous.

REASONS FOR THE DECISION

1. The new demountable classrooms will be a valuable facility for the local community.
2. The new school facilities are conveniently located and will be readily accessible by pupils and parents.
3. The Panel has given careful consideration to the conditions proposed by the Rural Fire Service but notes that an expert bushfire risk report has been provided by the applicant which shows that the land to be occupied by the proposed development is not bushfire prone. Accordingly, the Panel believes that imposition of these conditions may not be warranted.
4. Given that the application requires approval by the Rural Fire Service, the panel would approve the application but has no discretion other than to attach the Rural Fire Service's proposed conditions.

CONDITIONS

Not applicable

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 Stuart McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC062 – City of Parramatta Council – DA/802/2017
2	PROPOSED DEVELOPMENT	Installation of seven demountable buildings that are intended to be in place for 30 months
3	STREET ADDRESS	27-33 Pembroke Street, EPPING
4	APPLICANT/OWNER	NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development referred under section 4.33 of the EP&A Act
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Hornsby Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • 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: 31 May 2018 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on 28 June 2018 • Final briefing meeting to discuss council's recommendation, 28 June 2018, 1:50 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald ○ <u>Council assessment staff</u>: Sohini Sen, Wendy Wang and Mark Leotta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report