

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Monday 10 September 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Electronic meeting held 3 September 2018 to 10 September 2018.

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 matters observed at the site inspection listed at item 8 in Schedule 1.

The panel resolved to approve the development application, as described in Schedule 1, pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.


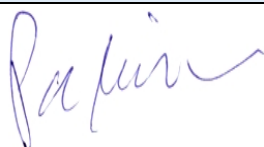

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council assessment report (31 May 2018).

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

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"> • Electronic meeting 3 September 2018 to 10 September 2018. • 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	Updated conditions in email dated 27 August 2018