

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 July 2020
<b>PANEL MEMBERS</b>	David Ryan (Acting Chair), Ken McBryde, Julie Savet Ward, Sameer Pandey and Martin Zaiter
<b>APOLOGIES</b>	Abigail Goldberg and Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 13 July 2020 and 21 July 2020.

#### MATTER DETERMINED

PPSSCC-41 – City of Parramatta – DA/636/2019, Tara Anglican School for Girls, 18 Masons Drive, North Parramatta, Demolition of existing outdoor swimming pool and associated structures, construction of a new indoor swimming pool, alterations to existing gymnasium, tree removal and associated landscaping (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 listed at item 8 in Schedule 1.

#### Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Parramatta Local Environmental Plan 2011 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3 is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard

the Panel is satisfied that:

- a) the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of cl. 4.3 of the LEP and the objectives for development in the R2 Low Density Residential zone; and
- c) the concurrence of the Secretary has been assumed.

The Panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.




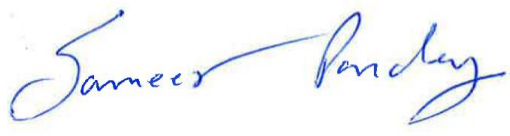

The decision was unanimous.

#### CONDITIONS

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

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 David Ryan (Acting Chair)	 Ken McBryde
 Julie Savet Ward	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-41 – City of Parramatta – DA/636/2019
2	PROPOSED DEVELOPMENT	Demolition of existing outdoor swimming pool and associated structures, construction of a new indoor swimming pool, alterations to existing gymnasium, tree removal and associated landscaping
3	STREET ADDRESS	Tara Anglican School for Girls, 18 Masons Drive, North Parramatta
4	APPLICANT/OWNER	The Council of Tara Anglican School for Girls
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Private infrastructure and community facilities
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 No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>Parramatta (former The Hills Local Environmental Plan 2012</li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>The Hills Development Control Plan 2012</li> <li>City of Parramatta Council Section 94A Development Contributions Plan (Former Hills LGA Land)</li> </ul> </li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Planning agreements: Nil</li> <li>○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i></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: July 2020</li> <li>● Clause 4.6 written request</li> <li>● Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>● Briefing - 12 March 2020</li> <li>● Papers were circulated electronically between 13 July 2020 and 21 July 2020.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report