

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT KU-RING-GAI MUNICIPAL COUNCIL ON THURSDAY, 07 JULY 2011 AT 6:00 PM

## PANEL PRESENT:

Paul Mitchell  
Bruce McDonald  
Lindsay Fletcher  
Ian Cross  
Elise Keays

Chair  
Panel Member  
Panel Member  
Panel Member  
Panel Member

## COUNCIL STAFF IN ATTENDANCE

Michael Miocic  
Corrie Swanepoel  
Kimberley Munn  
Adam Richardson  
Rebecca Eveleigh

Director Development & Regulation  
Manager Development Assessment Services  
Executive Assessment Officer  
Executive Assessment Officer  
Executive Assessment Officer

1. The meeting commenced at 6.00pm.

2. **Apologies**  
Elaine Malicki

3. **Declarations of Interest**

Item 2 - 2010SYW085 Ku-ring-gai DA0817/10 - Ian Cross stated that his children had attended the school, however he did not consider this to be a conflict of interest.

4. **Business Items**

**ITEM 1 - 2011SYW002 Ku-ring-gai 1000/10 - Demolition of existing dwelling and construction of two residential flat buildings containing basement car parking and associated landscape works; 35, 37 & 39 Dumaresq St and 32-34 McIntyre Street, Gordon.**

**ITEM 2 - 2010SYW085 Ku-ring-gai DA0817/10 - Concept proposal for development of the site (6 stages) and detailed proposal for Stage 1 comprising new performing arts building, carparking, ancillary landscaping and student number increase; 325 Mona Vale Road, St Ives (Brigidine College).**

5. **Public Submissions**

### ITEM 1

The listed speaker for this item, Angelo Candeleepas, on behalf of the applicant, declined to speak and advised he was there to answer any questions from the Panel.

## ITEM 2

John Neighbour - for the recommendation for refusal  
John Neighbour on behalf of Peter Ferrero – for the recommendation for refusal  
Lionel Goold – for the recommendation for refusal  
Lionel Goold on behalf of Anne Truda – for the recommendation for refusal  
Paul Shipman - for the recommendation for refusal  
Tony Hall – for the recommendation for refusal  
Christiane Berlioz – for the recommendation for refusal  
Tony Edbrook – for the recommendation for refusal  
Michael Layden on behalf of the applicant – against the recommendation for refusal

The Chair read out a submission on behalf of John Rennie who was unable to attend the meeting.

## 6. Business Item Recommendation

***ITEM 1 - 2011SYW002 Ku-ring-gai 1000/10 - Demolition of existing dwelling and construction of two residential flat buildings containing basement car parking and associated landscape works; 35, 37 & 39 Dumaresq St and 32-34 McIntyre Street, Gordon.***

**Moved by Elise Keays, seconded by Ian Cross**

That the Sydney West Joint Regional Planning Panel grant development consent to Development Application DA1000/10 for the construction of two residential flat buildings containing basement car parking and associated landscape works; 35, 37 & 39 Dumaresq St and 32-34 McIntyre Street, Gordon as per the recommendation, subject to the following amended and additional conditions:

### 19. Noise and vibration management plan

Prior to the commencement of any works, a noise and vibration management plan is to be prepared by a suitably qualified expert addressing the likely noise and vibration from demolition, excavation and construction of the proposed development and provided to the Principal Certifying Authority. The management plan is to identify amelioration measures to ensure the noise and vibration levels will be compliant with the relevant Australian Standards, Ku-ring-gai Council's Code for the Control and Regulation of Noise on Building Sites **and the NSW Office of Environment and Heritage**. The report shall be prepared in consultation with any geotechnical report that itemises equipment to be used for excavation works.

The management plan shall address, but not be limited to, the following matters:

- identification of the specific activities that will be carried out and associated noise sources
- identification of all potentially affected sensitive receivers, including residences, churches, commercial premises, schools and properties containing noise sensitive equipment
- the construction noise objective specified in the conditions of this consent
- the construction vibration criteria specified in the conditions of this consent
- determination of appropriate noise and vibration objectives for each identified sensitive receiver
- noise and vibration monitoring, reporting and response procedures

- assessment of potential noise and vibration from the proposed demolition, excavation and construction activities, including noise from construction vehicles and any traffic diversions
- description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction
- construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency
- procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration
- contingency plans to be implemented in the event of non-compliances and/or noise complaints
- compliance with Council's Code for the Control and Regulation of Noise on Building Sites

**Reason:** To protect the amenity afforded to surrounding residents during the construction process.

#### **ADDITIONAL CONDITION**

That an appropriately qualified acoustic expert be retained by the applicant to install and ensure effective operation of a real time noise monitoring device. Such device to have the capacity to alert the construction foreman and PCA of any breaches of conditions of consent relating to noise control so that they can be rectified promptly.

#### **CARRIED UNANIMOUSLY**

***ITEM 2 - 2010SYW085 Ku-ring-gai DA0817/10 - Concept proposal for development of the site (6 stages) and detailed proposal for Stage 1 comprising new performing arts building, carparking, ancillary landscaping and student number increase; 325 Mona Vale Road, St Ives (Brigidine College).***

#### **Moved by Elise Keays, seconded by Ian Cross**

That the Sydney West Joint Regional Planning Panel refuse consent to Development Application DA0817/10 for concept proposal for development of the site (6 stages) and detailed proposal for Stage 1 comprising new performing arts building, carparking, ancillary landscaping and student number increase at 325 Mona Vale Road, St Ives (Brigidine College) as per the officer's recommendation.

**CARRIED UNANIMOUSLY**

#### **SUPPLEMENTARY MOTION**

#### **Moved by Bruce McDonald, seconded by Ian Cross**

That the Sydney West Joint Regional Planning Panel advise the applicant that it considers successful master planning of the site will demonstrate the following at all stages of the site's development:

1. A level of development and concurrent use of facilities that allows all vehicles associated with the use to be contained within the limits of the site and places no reliance on the use of adjacent or nearby streets to satisfy parking demand.
2. An arrangement of building, recreation spaces, parking areas and driveways that allow adequately landscaped buffers to be located adjacent to adjoining residential areas.
3. Multi level buildings being located so as not to cause unreasonable overlooking of adjacent residential properties.
4. The architectural and landscape treatment of the interface with the adjacent residential area being in character with that adjacent residential area.
5. The sum of the uses of the site at any given time being contained at a level that will not result in unreasonable loss of amenity in the surrounding residential area due to traffic movement.
6. The design and use of buildings being such that to protect the adjacent and nearby residences from noise emissions from those activities of onsite vehicle movements.
7. The retention of sufficient onsite open space to satisfy the need of students during school hours.

**Supplementary motion CARRIED**

The meeting concluded at 7.30 pm

Endorsed by

Paul Mitchell  
Chair, Sydney West Region Planning Panel  
20 July 2011