

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT CHRISTIES CONFERENCE CENTRE
ON THURSDAY 15 MAY 2014 AT 12.00PM**

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Linda McClure	Panel Member
Gail Giles-Gidney	Panel Member

IN ATTENDANCE

Ian Arnott	Willoughby Council
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APOLOGY: NIL

1. The meeting commenced at 12.05pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2014SYE026 – Willoughby - DA 2014/65 - Redevelopment of Existing School - 635 Mowbray Road, Lane Cove

4. Public Submission -

Helen Souris	Addressed the panel against the item
Peter Hogan	Addressed the panel on behalf of the applicant
Dillion Kombumerri	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2014SYE026 – Willoughby - DA 2014/65 - Redevelopment of Existing School - 635 Mowbray Road, Lane Cove

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report except as below:

- a) Driveway & Garbage Storage
 - i) The existing driveway is to be retained for after-hours use;
 - ii) The waste collection/bin storage area is to be relocated to be generally in the area adjacent to the existing driveway (it is noted this will require the removal of an additional two trees);
 - iii) Hydraulics plans are to be modified to enable point i) and ii) above;
 - iv) Vehicular access to and egress from the car park after 7.00pm is to be via the existing driveway only. In this respect the gate accessing the driveway at the northern end of the

car park is to be locked at or before 7.00pm each night and remain locked until the following morning.

b) Condition 51 is replaced by:

Street Signage and other on-street works

- a) The following changes be introduced in Mowbray Road at the full cost of the applicant/developer:
- i. A Bus Zone of approx. 18m in length be introduced at the Bus Stop to the west of Hatfield Street.
 - ii. The existing Bus Zone situated east of the existing signalised pedestrian crossing be extended to create a Bus Zone of 35m in length.
 - iii. The existing full time No Parking restriction east of Willandra Street remain in place.
 - iv. A No Parking restriction applying 8:00 am - 9:30 am and 2:30 pm - 4:00 pm School days be introduced along the balance of the northern side of Mowbray Road along the schools frontage.
 - v. That a split level footpath be constructed on the northern side of Mowbray Road generally in accordance with the concept detailed in Annexure H of the Traffic Assessment report submitted with DA noting that a detailed design for the footpath will be prepared for Council's approval prior to its construction by the developer.
 - vi. Any parking restrictions required for the southern side of Mowbray Road by the Lane Cove Council Local Traffic Committee in accordance with Condition 4 of this consent.
- b) The following changes be introduced in Hatfield Street at the full cost of the applicant/developer:
- i. A No Stopping restriction of 20m in length be introduced on the western side of Hatfield Street on departure from Mowbray Road.
 - ii. The existing Bus Zone on the western side of Hatfield Street applying 8:00 am to 9:30 am be retained with the No Parking restriction amended so that it applies 2:30 pm to 4.00 pm School Days.
 - iii. A No Parking restriction applying 8:00 am to 9:30 am and 2:30 pm - 4.00 pm School Days be installed along the balance of the schools frontage on the western side of Hatfield Street.
 - iv. A No Stopping restriction of 30m in length be introduced on the eastern side of Hatfield Street on approach to Mowbray Road
- c) Condition 64 is replaced by:

Acoustic Treatment – Certification

Certification shall be provided from a suitably qualified acoustic engineer certifying that:

- a) The acoustic treatment of the buildings complies with the construction details approved and the relevant design noise criteria (AS2107 – 2000 – Acoustics)
- b) The acoustic wall as required by Condition 2(b) complies with the construction details approved and is capable of ensuring noise associated with the adjoin playground use as measured at the nearest residential boundary does not exceed the background noise level by more than 10dB(A).

(Reason: Amenity)

The reasons for the Panel's decision are:

- a) the proposal complies with all planning controls except for the height of two of the buildings which are 13m and 12m high, while the height control is 8.5m, the development standard has been varied under clause 4.6 of the WLEP2012;
- b) the non-compliance will not result in negative impact on the amenity and of neighbouring properties;
- c) the proposal consolidates the footprint of the school buildings thus providing for a larger courtyard and play area;
- d) the proposal is in the public interest as it will accommodate the increasing number of school age children in the surrounding area.

The meeting concluded at 12.50pm.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
15 May 2014