

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at North Sydney Council on Wednesday 24 September 2014 at 3.30pm

Panel Members: John Roseth (chair), David Furlong and Sue Francis

Apologies: Nil - Declarations of Interest: Melissa Clare and Michel Reymond

Determination and Statement of Reasons

2014SYE051 – North Sydney - 128/14 - Construction of new public school, landscaping, siteworks, signage and Anzac Avenue upgrade and associated services - 2 Anzac Avenue, Cammeray as described in Schedule 1.

Date of determination: 24 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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.

Reasons for the panel decision:

The Panel's reasons are:

- a) A primary school responds to a social need and is of great benefit.
- b) The conditions of consent are likely to protect nearby residents from adverse impact as far as practically possible.
- c) The Panel has listened to the objectors' concerns about traffic, parking and noise. The Panel is satisfied that the traffic and parking impacts of the proposal are acceptable. Where wider traffic management measures need to be implemented, the Panel suggests that the Registry Precinct Committee puts these before the council.
- d) Where the Panel accepted the Department of Public Works' version of a condition involving a lower acoustic wall, the reason was that the Panel was persuaded that the higher wall would cause an adverse visual impact and cut out sunlight without achieving a markedly greater sound attenuation.

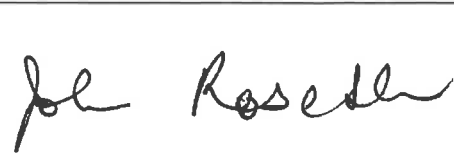
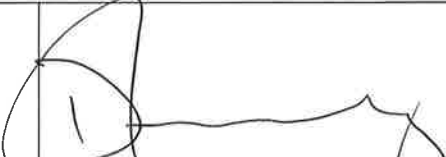
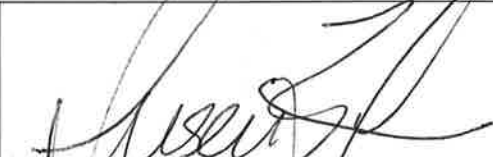
Conditions:

The Panel accepts the recommendation of the planning report to approve the application subject to the conditions recommended in the report, except as noted below.

Conditions

- a) With regard to Conditions B2 and B3, where there is a difference between the recommended condition and the condition proposed by the Department of Public Works, the Panel accepts the version proposed by the Department of Public Works, except in respect of the acoustic wall on the rear boundaries of 353, 359 and 361 Miller Street and 73 and 77 Rosalind Street, where the 2.5m height of the wall should be measured from the level of those properties. The Panel understands that this will be acceptable to the applicant.
- b) Condition G6(a) is amended by inserting the words "at the ground level" between the words "boundary" and "of".
- c) The Panel has received a supplementary report containing 3 conditions regarding owner's consent and use of the right-of-way, which are acceptable to the applicant. The Panel adopts those conditions.

Panel members:

		
John Roseth (chair)	David Furlong	Sue Francis

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE051 – North Sydney - 128/14
2	Proposed development: Construction of new public school, landscaping, siteworks, signage and Anzac Avenue upgrade and associated services
3	Street address: - 2 Anzac Avenue, Cammeray
4	Applicant/Owner: NSW Public Works
5	Type of Regional development: Capital Investment Value > \$5M - Crown DA
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Contaminated Lands ○ SEPP 65 – Advertising Signs ○ SEPP (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ North Sydney LEP 2013 • Draft environmental planning instruments: Nil • Development control plans: North Sydney DCP 2013 • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 12 September 2014 Written submissions during public exhibition: 52 Verbal submissions at the panel meeting: Against - Lisa-Anne Parker, John Peake, Barbara Raczynski, Iris Clark, David MacCallum, Bernadette Dattatreyan, Michael Wright on behalf of Registry Precinct, Jimmy Oliviera on behalf of Registry Precinct, Jenny Bridge on behalf of herself and the Registry Precinct, Barbara Raczynski read a statement on behalf of Cassandra Gray-Spencer, John Bailey read statements on behalf of Dan Atico and Clare Morgans, Natasha Gray read statements on behalf of Victoria Hutton and Anthony Pereira; On behalf of the applicant - Nick Chipizubov and Tom Taylor.
8	Meetings and site inspections by the panel: Briefing Meeting 4 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report