

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

STATEMENT OF REASONS

for decision under the *Environmental Planning and Assessment Act 1979 (NSW)*

The Sydney West Joint Planning Panel (JRPP) provides the following Statement of Reasons for its decision under section 80 of the *Environmental Planning and Assessment Act 1979 (NSW)* (the Act) to:

Grant consent to the development application subject to conditions

Redevelopment of Mollie Dive Field to incorporate car parking accommodation, terrace to aquatic and fitness centre, new piazza and connecting avenue between Lang house and Goodlet house – DA0367/13 lodged pursuant to the Minister for Planning & Infrastructure Concept Approval SSD 5314 MOD 1, Staged Consent to Major Works at Pymble Ladies College (stage 2)

Council Reference: DA-0367/13 - JRPP Reference: (2014SYW021)

Applicant: Pymble Ladies College, David Sexton (Applicant), The Uniting Church in Australia Prop Trust (NSW) (Owner)

The cost of works (CIV) of \$7.7 million exceeds \$5 million and relates to Private infrastructure and community facilities.

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A. Background

1. JRPP meeting

Sydney West Joint Planning Panel meeting was held on 23 May 2014 at Ku-ring-gai Council, 3.00 pm.

Panel Members present:

Brue McDonald - Chair
Stuart McDonald
Lindsay Fletcher
Elaine Malicki
Christiane Berlioz

Council staff in attendance:

Janice Buteux-Wheeler

Apologies: None

Declarations of Interest: None

2. JRPP as consent authority

Pursuant to s 23G(1) of the Act, the Sydney West Joint Planning Panel (the Panel), which covers the Ku-ring-gai Council area, was constituted by the Minister.

The functions of the Panel include any of a council's functions as a consent authority as are conferred upon it by an environmental planning instrument [s 23G(2)(a) of the Act], which in this case is the *State Environment Planning Policy (State and Regional Development) 2011*.

Schedule 4A of the Act sets out development for which joint regional planning panels may be authorised to exercise consent authority functions of councils.

3. Procedural background

A **site visit** was undertaken by panel on 23 May 2014.

A **final briefing meeting** was held with council on 23 May 2014.

B. Evidence or other material on which findings are based

In making the decision, the Panel considered the following:

s79C (1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument,

- ***Ku-ring-gai Local Environmental Plan (Local Centres) 2012***
- ***State Environmental Planning Policy (State and Regional Development) 2011***
- ***State Environmental Planning Policy (Infrastructure) 2007***
- ***State Environmental Planning Policy No. 55 – Remediation of Land***
- ***State Regional Environmental Plan (Sydney Harbour Catchment) 2005***

(ii) any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

- Not applicable

(iii) any relevant development control plan

- Ku-ring-gai Local Centres Development Control Plan 2013

(iiia) any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

- Not applicable

(a) (iv) Relevant Regulation:

- Environmental Planning and Assessment Regulation 2000

The Panel was provided with two submissions made in accordance with the Act or the regulations, not objecting to the proposal but requesting conditions of approval be applied. In making the decision, the Panel considered the submissions.

In making the decision, the Panel considered the following material:

1. Location Sketch
2. KLEP (Local Centres) Zoning Extract
3. Determination SSD Concept Approval 5314
4. Determination SSD Concept Approval 5314 Modification (MOD) 1
5. Rural Fire Service Bush Fire Safety Authority
6. DA Landscape Plans
7. DA Architectural Plans
8. Vegetation Management Plan
9. Stormwater and Hydraulic Plans
10. Construction Noise and Vibration Impact Assessment
11. Acoustic Impact Study
12. Preliminary Stage 2 Environmental Site Assessment Bushfire Hazard Assessment Report
13. Arboricultural Assessment and Development Impact Report
14. Access for people with a disability capability statement
15. BCA Statement
16. Traffic Statement

The Panel has carefully considered the material referred to in Section B.

C. Findings on material questions of fact

(a) Environmental planning instruments. The Panel has considered each of the environmental planning instruments referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to each of the environmental planning instruments referred to in Section B.

(b) Development control plan. The Panel has considered the Ku-ring-gai Local Centres Development Control Plan 2013 referred to in Section B above.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the Development Control Plan.

(c) Likely environmental impacts on the natural environment. In relation to the likely environmental impacts of the development on the **natural** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **natural** environment in Council's Assessment Report.

(d) Likely environmental impacts of the development on the built environment. In relation to the likely environmental impacts of the development on the **built** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **built** environment in Council's Assessment Report.

(e) Likely social and economic impacts. In relation to the likely social and economic impacts of the development in the locality, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely social and economic impacts of the development in Council's Assessment Report.

(f) Suitability of site. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that the site is suitable for the proposed development.

(g) Public Interest. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that granting consent to the development application is in the public interest. In particular, the Panel is of the view that the following matters lead to the conclusion that granting consent to the development application is in the public interest.

D. Why the decision was made

1. The proposal is generally consistent with Concept Approval SSD5314.
2. The proposed development is considered to be a suitable use of the site as it will enhance the existing school facilities and improve existing vehicular parking and access arrangements without significantly impacting on the natural or built environments.



JRPP member (chair)
Bruce McDonald



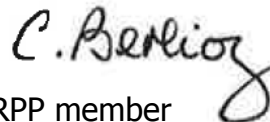
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