

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Ku-ring-gai Council** on **Friday 4 December 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, John Colvin, Cr Elaine Malicki and Cr Christiane Berlioz

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW112 – Ku-ring-gai Council, DA 0289/14, Demolish existing & construct new church hall & rectory, 3A Hill Street, Roseville and 1 Bancroft Avenue, Roseville.

Date of determination: 04 December 2015

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.



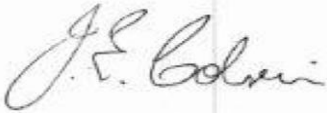


Panel Decision:

The decision of the Panel is to defer determining the application. The Panel have received legal advice from the applicant which is not been sent to Council. The Panel will send the advice to Council for their response. Panel will refer the council's response and the applicant's legal advice to their own legal advice.

At the next meeting of the Panel there would be further site visit. The Panel requires the development to be pegged out on site, the provision of a height pole and access provided by 3 Bancroft Avenue.

Upon the receipt of the advice, and after the site meeting the panel will meet again to determine the matter.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 John Colvin
 Elaine Malicki	 Christiane Berlioz	

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SCHEDULE 1

1	JRPP Reference – 2014SYW112, LGA – Ku-ring-gai Council, DA/0289/14
2	Proposed development: Demolish existing & construct new church hall & rectory.
3	Street address: 3A Hill Street, Roseville and 1 Bancroft Avenue, Roseville.
4	Applicant/Owner: Applicant – St Andrews Anglican Church Roseville (Applicant), Anglican Church Property Trust Diocese of Sydney (Owner).
5	Type of Regional development: The proposed development is a place of worship and has a capital investment value of greater than \$5 million and falls into the category of private infrastructure and community facility.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ Sydney Harbour Catchment 2005 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Ku-ring-gai Local Environmental Plan (Local Centres) 2012 ○ Local Centres DCP • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Development Contributions Plan 2010 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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, Pre DA Report, Letter to applicant, Heritage consultants comments, Clause 4.6 variation, Plans and elevations, Sydney Trains letter and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Carline Pidock • Michael Rowe • Peter Ireland
8	Meetings and site inspections by the panel: 04 February 2014 – Briefing Meeting; 08 July 2015 - Site Inspection & Final Briefing meeting. 04 December 2015 – Final Briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report