

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 15 July 2015 at 12:30 pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Michael Megna and Helen McCaffrey

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYE050 Canada Bay DA2015/0092 [at 121 Queens Road, Five Dock] as described in Schedule 1.

Date of determination: 15 July 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, 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:

A school for special needs children responds to an important social need.

The proposed school complies with relevant development standards and planning controls and its relationship to the surrounding natural and built environment is acceptable.



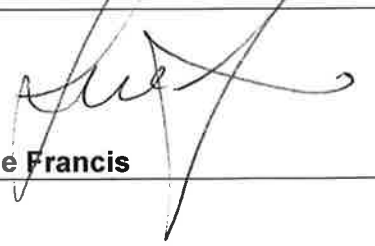

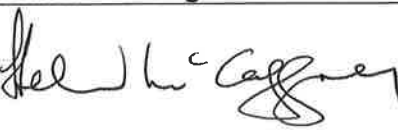
Conditions: The development application was approved subject to the conditions recommended in the assessment report, except for:

Condition 21(a) in which the number thirteen (13) is changed to eleven (11) and the date is changed from 22/06/2015 to 25/06/2015; and

Condition 21(e), which is revised as follows:

"A supervised system shall be implemented by the school to ensure the efficient and timely arrival and departure of mini-buses and other vehicles to and from the site to prevent any queuing of vehicles onto Walker Street during the drop-off and collection of school children. This system shall ensure that the drop-off and pick-up arrangements for the school do not cause overflow queuing and/or affect the traffic flows along Walker Street or into Queens Road. Details of the proposed system shall be submitted to, and approved by, the Canada Bay Traffic Committee before the school commences to operate. Should overflow queuing of vehicles into Walker Street start to become evident at any time, the school shall promptly arrange for line marking and signposting of the entry and exit driveways to be reversed and for the drop-off/pick-up system to continue to be monitored to ensure that the queuing problem is effectively resolved."

Panel members:

		
		
John Roseth (chair)	David Furlong	Sue Francis
Michael Megna	Helen McCaffrey	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE050 Canada Bay DA2015/0092
2	Proposed development: Removal of buildings and select vegetation and construction of a new school with facilities for up to 82 students including administration building, multi-purpose space, hydrotherapy pool and 12 class rooms
3	Street address: 121 Queens Road, Five Dock
4	Applicant: Public Works NSW & NSW Department of Finance and Services Owner: NSW Department of Education & Communities
5	Type of Regional development: Capital Investment Value (CIV) greater than \$5 million (\$16,000,000 declared) and is a Crown Development.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 55 – Remediation of Land • Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005; deemed SEPP • Canada Bay Local Environmental Plan 2013 • City of Canada Bay Development Control Plan 2013 • 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: 3 July 2015 Written submissions during public exhibition: two (2) Verbal submissions at the panel meeting: On behalf of the applicant- Peter Hogan
8	Meetings and site inspections by the panel: Briefing Meeting on 20 May 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report and amended by Council memo dated 7 July 2015