

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 1 July 2015 at 3:30 pm

Panel Members: John Roseth (chair), Sue Francis and Julie Savet Ward

Apologies: None - Declarations of Interest: Michel Reymond, Melissa Clare and Veronique Marchandean

Determination and Statement of Reasons

2015SYE058 North Sydney 128/14/2 [at 2 Anzac Avenue, Cammeray] as described in Schedule 1.

Date of determination: 1 July 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

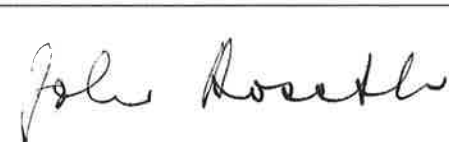
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The modification application relates to several changes (such as change of material, addition of poster holders and change to the signage) which have no material external impact and are not controversial, so the Panel would have no reason not to approve.
2. The only controversial aspect of the application with material external impact is the proposal for a 5.5m X 3.5m screen facing Ernest Street. The Panel has listened to the objectors and considers that the conditions, subject to which the screen is approved, will reasonably mitigate its impact.
3. Notwithstanding the above, the Panel believes that the screen could be just as effective, and less disturbing to people living on the other side of Ernest Street, if it were reduced to about 3m X 2m. Given that the Panel cannot impose conditions except with the approval of the Minister, this is not a condition; rather it is a suggestion to the Department that a large screen is not friendly to the neighbours.

Conditions: The development application was approved subject to the conditions attached to the assessment report.

Panel members:



John Roseth (chair)



Sue Francis



Julie Savet Ward

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE058 North Sydney 128/14/2
2	Proposed development: Modification of consent - modifications to facades and installation of a projection screen
3	Street address: 2 Anzac Avenue, Cammeray
4	Applicant/Owner: NSW Public Works/North Sydney Council, Department of Education
5	Type of Regional development: Section 96(2) modification application to development application approved by the Sydney East Joint Regional Planning Panel
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney LEP 2013 • SEPP No. 64 – Advertising Signs • North Sydney DCP 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: 22 June 2015 Written submissions during public exhibition: four (4) Verbal submissions at the panel meeting: Against- John Peake and Gail Sheiles; On behalf of the applicant - Peter Hogan and William Phelps
8	Meetings and site inspections by the panel: Briefing Meeting on 3 June 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report