

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 18 May 2016 and 24 May 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Michelle Sloane and Linda McClure

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE139 – Willoughby - DA-2015/431 - Redevelopment of Artarmon Public School - 5 Abbott Road, Artarmon as described in Schedule 1.

Date of determination: 24 May 2016

Decision:

The panel determined 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 listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reasons for the panel decision are:

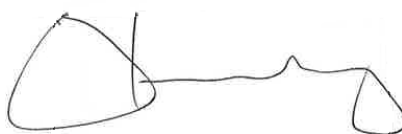
- The new school buildings are compatible with the bulk and scale of the surrounding buildings, the surrounding streetscapes and the desired future character of the locality;
- The proposal will not result in unacceptable detrimental amenity impacts to neighbouring residential properties;
- The development promotes a contemporary image for public education, consolidating the footprint of the buildings and thereby maximising the school courtyard and play area; *and*
- The proposed works relate to an existing school and will result in a significant public benefit as it will provide the educational facilities to meet the needs of an increasing number of school children residing in the local area.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Michelle Sloane



Linda McClure

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE139 – Willoughby - DA-2015/431
2	Proposed development: Redevelopment of Artarmon Public School
3	Street address: 5 Abbott Road, Artarmon
4	Applicant/Owner: Mr Patrick Arthur Timmins / NSW Department of Education and Communities
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • WLEP 2012; • Deemed SEPP Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • SEPP 65; • Draft WLEP; • WDCP; • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 31 March 2016 and Council Supplementary Report Dated: 18 May 2016 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting on 31 March 2016: Support- Nil; Against- Dong Truong; On behalf of the applicant- Pat Timmins, Lydia Awad, Mark Tyrell and Tony McCabe
8	Meetings and site inspections by the panel: Briefing Meeting on 10 December 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report