

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Ku-ring-gai Council** on **Tuesday 16 June 2015 at 4.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke, Lindsay Fletcher, Cr Elaine Malicki and Cr Cheryl Szatow

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW071 – Ku-ring-gai Council, Knox Grammar School – alterations and additions to existing Montgomery and McKenzie buildings including new brick façade, turret, colonnade, revised roof design (to match existing roof form) and fit-out, 1495-1499 Pacific Highway and 11-17 Woodville Avenue, Wahroonga

Date of determination: 16 June 2015

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, the material listed at item 7 and the material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The proposed development is considered a suitable use of the site in that it:






1. Is consistent with the existing use of the site as a school and responds to its contemporary requirements.
2. Is compatible with the existing architectural character of the existing school facility.
3. Will not have negative impact on nearby heritage items or the character of the locality in which the premises are placed.
4. Will not adversely impact on the natural or built environments.
5. In consideration of conclusions 1-4 above the Panel considers this is an appropriate development on this site and approval of the proposal is in the public interest.

Decision: The development application was approved subject to the conditions in the Council Assessment Report with an additional condition (7b) relating to the tree.

New Condition 7b –

Prior to the commencement of any building works an investigation shall be undertaken to determine the cultural significance of the Oriental Plane tree located within the building footprint that is proposed to be removed. Copies of this investigation shall be provided to Council and Knox Grammar School.

Panel members:

 Bruce McDonald	 Bruce Clarke	 Lindsay Fletcher
 Elaine Malicki	 Cheryl Szatow	

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SCHEDULE 1

1	JRPP Reference – 2015SYW071, LGA – Ku-ring-gai Council, DA/0020/15
2	Proposed development: Ku-ring-gai Council, Knox Grammar School – alterations and additions to existing Montgomery and McKenzie buildings including new brick façade, turret, colonnade, revised roof design (to match existing roof form) and fit-out.
3	Street address: 1495-1499 Pacific Highway and 11-17 Woodville Avenue, Wahroonga
4	Applicant/Owner: Applicant – Knox Grammar School C/-don Fox Planning Consultants
5	Type of Regional development: The proposed hospital has a CIV of over \$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 (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (SREP 20) ○ Draft Ku-ring-gai Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Development Control Plan 31 – Access (DCP 31) ○ Development Control Plan 40 – Construction & Demolition Waste Management (DCP 40) ○ DCP Plan No. 43 – Car Parking ○ DCP Plan No. 47 – Waste Management ○ DCP Plan No. 56 • 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 with draft conditions of consent and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • John McFadden
8	Meetings and site inspections by the panel: 16 June 2015 - - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report