



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	4 May 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth, Toni Zeltzer
APOLOGIES	Luise Esling
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 3 Spring Street Sydney on Thursday, 4 May 2017, opened at 10.30 am and closed at 11.30 am.

MATTER DETERMINED

2016SCL003 – Woollahra - DA507/2016/1 at 188 New South Head Road Edgecliff (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, 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.

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*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

The Panel accepts the recommendation of the Council assessment report and conditions with the exception of the condition C1a).

The Panel gave consideration raised by adjoining property “Ranelagh” at 3 Darling Point Road Edgecliff for additional conditions to be applied to the application including:





- Darker tone brick applied to the facade
- Planting of Lilli Pilli species along the boundary
- Relocation of the existing above ground boundary pipes

The Panel believes the proposed development impacts were reasonable and therefore any additional conditions are not required.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendment:

- Delete condition C1a
Reason: to facilitate cross ventilation and natural light amenity to the classrooms.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 John Roseth	 Toni Zeltzer

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SCL003 – Woollahra - DA507/2016/1
2	PROPOSED DEVELOPMENT	Demolition of the existing Margaret Baily building and the construction of a new 4 storey English Centre building
3	STREET ADDRESS	188 New South Head Road Edgecliff
4	APPLICANT/OWNER	Ascham School Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy No.55 – Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) ◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ◦ Woollahra Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Woollahra Local Environmental Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 and Clause 94 • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 19 April 2017 • Written submissions during public exhibition: 5 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ◦ Object – Brett Brown on behalf of the Body Corporate of 3 Darling point Road Edgecliff ◦ On behalf of the applicant – Adam Coburn, Nicholas Souksamrane
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 9 February 2017 • Briefing meeting: 9 February 2017 & 4 May 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report