

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 23 June 2016 at 12.30pm

Panel Members: David Furlong (chair), Tim Moore, Sue Francis, Ted Cassidy and Monica Wagmann

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2016SYE025 – Inner West - DA 10.2015.265.1 - Alterations and additions to Bethlehem College - 22 Bland Street, Ashfield as described in Schedule 1.

**Date of determination:** 23 June 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**






The panel adopted the assessment of those matters in the Council Assessment Report.

The principal reason for the panel decision was that the proposal was acceptable in terms of impacts, improves the site planning & functionality.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting. The Panel considered that the deferred commencement decision relating to stormwater was superfluous given operational conditions 9 and 10 so the panel deleted this condition. Condition C2(b) was amended to delete the address of the EPA, which was erroneous. The Panel also introduced condition B1 relating to landscaping on the side boundaries as follows:

- Either retain existing planting on the eastern and western side boundaries adjacent to the proposed multi-purpose court or if not practicable, introduce hedge planting along both the eastern and western boundary
- Landscape plans LA01-05 to be amended accordingly prior to issue of CC.

**Panel members:**

 <p><b>Sue Francis (chair)</b></p>	 <p><b>Julie Savet-Ward</b></p>	 <p><b>Lindsay Fletcher</b></p>
 <p><b>Ted Cassidy</b></p>	 <p><b>Monica Wagmann</b></p>	



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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2016SYE025 – Inner West - DA 10.2015.265.1
2	<b>Proposed development:</b> Alterations and additions to Bethlehem College
3	<b>Street address:</b> 22 Bland Street & 97-99 Elizabeth Street, Ashfield
4	<b>Applicant:</b> Neeson Murcutt Architects
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 23 May 2016 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- XX
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 14 April 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report