

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY NORTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	14 December 2016
<b>PANEL MEMBERS</b>	John Roseth (Chair), Sue Francis, Susan Budd, Christiane Berlioz Cheryl Szatow
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney on Wednesday, Wednesday, 14 December 2016, opened at 3:30pm and closed at 4pm.

#### MATTER DETERMINED

2016SYW119 – Ku-ring-gai – DA0254/16 – 1-3 Billyard Avenue & 15 Cleveland Street, Wahroonga  
New synthetic playing field, underground car park, drainage works, landscaping, tree removal and increase student capacity by 164 students and 19 staff (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 listed at item 8 in Schedule 1.

The Panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposal will improve the educational facilities in the existing school.
- The impact of additional students and staff (including the traffic impact) has been assessed as acceptable.
- The impact on the surrounding area is acceptable.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the exception of Condition 88, which is deleted.

PANEL MEMBERS



John Roseth (Chair)

Sue Francis



Susan Budd

Christiane Berlioz



Cheryl Szatow

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW119 – Ku-ring-gai – DA0254/16
2	PROPOSED DEVELOPMENT	New synthetic playing field, underground car park, drainage works, landscaping, tree removal and increase student capacity by 164 students and 19 staff
3	STREET ADDRESS	1-3 Billyard Avenue & 15 Cleveland Street, Wahroonga
4	APPLICANT/OWNER	Knox Grammar School
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>○ Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55</li> <li>○ State Environmental Planning Policy No. 64</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Ku-ring-gai Local Environmental Plan 2015</li> </ul> </li> <li>○ Draft environmental planning instruments: Nil</li> <li>○ Development control plans: <ul style="list-style-type: none"> <li>○ Ku-ring-gai Development Control Plan 2016</li> <li>○ Ku-ring-gai Section 94A Plan 2015</li> </ul> </li> <li>○ Planning agreements: Nil</li> <li>○ <i>Environmental Planning and Assessment Regulation 2000</i>: 59, 93, 98</li> <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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>○ The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>● Council assessment report: 30 November 2016</li> <li>● Written submissions during public exhibition: Seven</li> <li>● Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>○ Support –</li> <li>○ Object –</li> <li>○ On behalf of the applicant – John McFadden</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>● Final Briefing Meeting on 14 December 2016</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report