

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY NORTH PLANNING PANEL

|                                 |   |
|---------------------------------|---|
| <b>DATE OF DETERMINATION</b>    | 25 January 2017   |
| <b>PANEL MEMBERS</b>            | Deborah Dearing (Chair), John Roseth, Sue Francis, Christiane Berloiz, Elaine Malicki |
| <b>APOLOGIES</b>                | None  |
| <b>DECLARATIONS OF INTEREST</b> | None  |

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney on Wednesday, 25 January 2017, opened at 12.30 pm and closed at 12.40pm.

**MATTER DETERMINED (AS DESCRIBED IN SCHEDULE 1)**

2016SYW127 – Ku-ring-gai – DA0262/16 at 29 Bancroft Avenue Roseville

**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 decision was unanimous.

**REASONS FOR THE DECISION**

The Panel unanimously approved the application for the following reasons:

The Panel accepts the council recommendation to approve the development subject to the consent being valid for five years rather than two as recommended by council.

The development application improves the off street parking provision in the neighbourhood.

The environmental impacts are minor and acceptable.

The proposal provides new sporting facilities for the school. .

**CONDITIONS**

The development application was approved subject to the revised conditions dated 23 January 2017 provided by Council:

| PANEL MEMBERS  |  |   |
|--|--|---|
| <br>Deborah Dearing (Chair) | <br>John Roseth    | <br>Christiane Berloiz |
| <br>Sue Francis             | <br>Elaine Malicki |   |

### SCHEDULE 1

|    |  |  |
|----|--|--|
| 1  | PANEL REF – LGA – DA NO.                   | 2016SYW127 – Ku-ring-gai – DA0262/16   |
| 2  | PROPOSED DEVELOPMENT                       | Demolish existing multi-purpose hardcourts, construct a building with one level of basement parking, one level of semi-basement parking, roof level multi-purpose hardcourts, access and driveways and associated landscaping - heritage conservation area   |
| 3  | STREET ADDRESS                             | 29 Bancroft Avenue Roseville   |
| 4  | APPLICANT/OWNER                            | Anglican Schools Corporation   |
| 5  | TYPE OF REGIONAL DEVELOPMENT               | Private Infrastructure and community facility 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 55 – Remediation of Land</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</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</li> <li>○ Development Contributions Plan 2010</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> <li>○ Clause 92(1)(b)</li> </ul> </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: 11 January 2017</li> <li>• Written submissions during public exhibition: 10</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support –</li> <li>○ Object –</li> <li>○ On behalf of the applicant – Mr Thurloe</li> </ul> </li> </ul>  |
| 8  | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>• Briefing Meeting 25 January 2017</li> </ul>   |
| 9  | COUNCIL RECOMMENDATION                     | Approval   |
| 10 | DRAFT CONDITIONS                           | Attached to the council assessment report  |