

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	13 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), Sue Francis, Julie Savet Ward, Mick Smart, David White
APOLOGIES	John Roseth
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 13 July 2017, opened at 10:40 AM and closed at 11:15 AM.

MATTER DETERMINED

2016SYW248 – Hornsby – DA1194/2016 at 91 Pacific Highway Hornsby (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 decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:






- The proposal provides new educational facilities in a consolidated format within the school site and on balance results in a positive impact on the community.

The Panel notes that there were no objections submitted.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Condition 6, Section 94A Development Contributions. The calculation of contribution is to be dated as at the date of Consent, 13 July 2017. All other provisions of the Condition prevail.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 Sue Francis
 Julie Savet Ward	 Mick Smart
 David White	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW248 – Hornsby – DA1194/2016
2	PROPOSED DEVELOPMENT	Demolition of basketball and tennis courts and construction of an educational establishment and child care centre in two stages.
3	STREET ADDRESS	Lot 1 DP 1146779, Barker College, No. 91 Pacific Highway, Hornsby
4	APPLICANT/OWNER	Barker College
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 (Infrastructure) 2007 State Environmental Planning Policy No.44 – Koala Habitat State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.20 – Hawkesbury-Nepean River Hornsby Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 29 June 2017 Written submissions during public exhibition: none Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Warren Marsh (Senior Consultant, PMDL Architects) and Georgina Rogers (Projects Manager, Barker College)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 8 March 2017 Final briefing meeting to discuss council's recommendation, 13 July 2017 at 09:55 AM. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Deborah Dearing (Chair), Sue Francis, Julie Savet Ward, Mick Smart, David White <u>Council assessment staff</u>: Debra Clydsdale, Cassandra Williams, Caroline Maeshian, Rodney Pickles
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report