

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Tuesday 28 November 2017
<b>PANEL MEMBERS</b>	Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Macri, Sam Iskander
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christie Conference Centre 3 Spring Street Sydney on 28 November 2017, opened at 2.35pm and closed at 2.50pm.

#### MATTER DETERMINED

2017SNH034 – Inner West – DA2017/00287 at 3 Thomas Street Lewisham (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 proposal strikes an appropriate balance between the needs of the school, the standard of design and the creation of public domain and access through site.

The proposal protects the identified heritage items on the site and is in keeping with the desired future character of the area.

The development of an early intervention centre, new primary school and the expansion of the high school will provide much needed school and community facilities.

#### CONDITIONS

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

Condition 20 a) to be amended to read as following:

*The hours of operation of the child care centre being restricted to between the hours of 7.00am and 7.00pm Mondays and Sundays.*

Condition 20 b) to be deleted.






Condition 56 to be amended to reflect the figure of \$141,119.66 as the contribution amount.

Condition 86 to be amended to reflect 22 new trees (not 45 as originally stated).

Condition 87 a) to be amended to reflect “(OHD Landscape Architects Issue D 13/11/17)”.

Condition 87 b) to be amended to reflect “(OHD Landscape Architects Issue D 13/11/17)”.

Condition 87 c) to be amended to reflect “(OHD Landscape Architects Issue D 13/11/17)”.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 John Roseth	 Sam Iskander
 Vic Macri	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL034 – Inner West – DA2017/00287
2	PROPOSED DEVELOPMENT	To demolish part of the existing buildings and carry out alterations and additions to Buildings B, C, D, E and J to include an Early Intervention Centre, a new primary school for students in Kindergarten to Year 6 and expansion of the high school operation to include Years 11 and 12, provision of new vehicle access and parking arrangements, carry out tree removal and associated landscaping and fencing work and erect associated signage.
3	STREET ADDRESS	3 Thomas Street, Lewisham
4	APPLICANT/OWNER	Quinn O’Hanlon Architects Pty Ltd/The Trustees of the Roman Catholic Church for the Archdiocese of Sydney
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 (State and Regional Development 2011) (SEPP SRD);</li> <li>State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure);</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;</li> <li>State Environmental Planning Policy No.55 - Remediation of Land;</li> <li>State Environmental Planning Policy No.64 - Advertising and Signage;</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;</li> <li>Marrickville Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Marrickville Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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: 14 April 2017</li> <li>Written submissions during public exhibition: 1</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant Kiema Doyle, Alan (a representative from the school)</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting: 28 September 2017</li> <li>Final briefing meeting to discuss council’s recommendation, 28 November 2017 at 1:30pm. Attendees: <ul style="list-style-type: none"> <li>Panel members: Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Macri, Sam Iskander</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Council assessment staff</u>: Jamie Erken, Patrick Nash, Kaitlin Zieme, Asher Richardson, Samantha Campbell</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report