

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Thursday 7 September 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth
APOLOGIES	Scott Nash, Murray Matson
DECLARATIONS OF INTEREST	None

Electronic meeting held between 28 August 2017 and 7 September 2017.

MATTER DETERMINED

2017SCL041 – Randwick – DA82/2017 at 24-30 Bruce Street Kingsford (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 generally satisfies the Educational Facilities Standards and Guidelines and contributes much needed additional capacity for infant schooling (K-2). The Panel notes that there is a two-storey high wall (with temporary windows) on the southern boundary of the site. The adjoining site currently belongs to the applicant; however, it is zoned B2 with a FSR of 3:1. The Panel notes that the DCP allows for boundary to boundary podium development allowing commercial uses up to three storeys. Should the adjoining site be developed in the future, the wall on the boundary will not be an impediment to such development.

The proposed development will result in an improved streetscape character.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment and with the following amendment:

- New Condition 2.b to read as follows:
The Landscape Plan No. DA L01-02, Issue A, dated 1 July 2015, shall be amended to include the provision of species suitable for the Northern and Central Swamp Valley floor as indicated in the Randwick Street Tree Masterplan (Ref: <https://www.randwick.nsw.gov.au/data/assets/pdf.../Street-Tree-Master-Plan.pdf>). Details shall be provided to Council's landscape officer for approval prior to the issue of Construction Certificate.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL041 – Randwick – DA82/2017
2	PROPOSED DEVELOPMENT	Demolish existing buildings in order to enlarge the school. Demolition is to include the existing cottages at nos.24 and 26 Bruce Street, as well as the single storey school building at nos.28 and 30 Bruce Street. The new two storey building is to comprise classrooms, amenities and an undercover multipurpose room associated with St. Spyridon's school.
3	STREET ADDRESS	24-30 Bruce Street Kingsford
4	APPLICANT OWNER	The Greek Orthodox Parish of South East Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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 ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Comprehensive Development Control Plan ○ Randwick Section 94A Development Contributions Plan • 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: 28 August 2017 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 7 September 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report