

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	22 November 2017
PANEL MEMBERS	Deborah Dearing (Chair), Sue Francis, John Roseth, Bernard Purcell
APOLOGIES	Edwina Clifton
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 22 November 2017, opened at 11.00am and closed at 11.05am.

MATTER DETERMINED

2017SNH057 – Ryde – LDA2017/0237 at 47-63 Lovell Road Denistone East (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 will provide an upgraded educational facility. The scale of the development is modest and not out of character with the locality.
- There was one objection to the proposal which related to traffic generation and loss of trees. The Panel did not agree with the objection with regard to traffic generation as the proposal relocates students from transportable classrooms into a new purpose built facility with no change in their number.
- The Panel did not agree that the objection with regard to loss of trees justifies refusal as the application proposes replacement planting of more suitable species equal in number to the trees lost.

CONDITIONS

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

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Bernard Purcell

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH057 – Ryde – LDA2017/0237
2	PROPOSED DEVELOPMENT	Construction of a single storey school building, alterations and additions to the existing administration building, removal of 19 trees and landscape work.
3	STREET ADDRESS	No. 47 Lovell Road, Denistone East; and No. 35 Brabyn Street, Denistone East
4	APPLICANT/OWNER	NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development 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 No.55 Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 Ryde Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Ryde Development Control Plan 2014 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: 10 November 2017 Written submissions during public exhibition: 3 Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – David Philcott
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 11 October 2017 Final briefing meeting to discuss council's recommendation, 22 November 2017 at 11.00am. Attendees: <ul style="list-style-type: none"> Panel members: Deborah Dearing (Chair), John Roseth, Sue Francis, Bernard Purcell Council assessment staff: Liz Coad, Tony Collier, Greg Tesoriero
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report