



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 14 November 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Vivienne Albin, Deborah Sutherland
APOLOGIES	Eugene Sarich
DECLARATIONS OF INTEREST	None

Public meeting held at Lane Cove Council Chambers 48 Longueville Road Lane Cove on 14 November 2018, opened at 4pm and closed at 6.20pm.

MATTER DETERMINED

2018SNH018 – Lane Cove – DA2018/56 at 72A Greenwich Road Greenwich (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION






The proposal responds to an important social need, namely the provision of educational facilities in an area where the number of children is increasing.

The proposal does not have any material physical impact, such as overshadowing, overlooking or view obstruction, on nearby properties.

The Panel listened to the concerns of objectors, which related to the traffic and parking impact, heritage impact and the removal of trees. In relation to traffic and parking the Panel notes that the council has undertaken to change existing traffic management in the locality, which will reduce the impact of additional students and teachers on the site. In relation to heritage impact, the Panel accepts that the new building is of contemporary design. As regards the removal of trees, the Panel considers this regrettable but accepts that it is an unavoidable consequence of expanding the school.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report which were accepted by the applicant.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Vivienne Albin
 Deborah Sutherland	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH018 – Lane Cove – DA2018/56
2	PROPOSED DEVELOPMENT	Construction of a two storey education facility on an existing school site, removal of onsite parking, removal of trees, relocation of multipurpose outdoor sports court, relocation of Outside of School Hours facility, landscaping and all associated works.
3	STREET ADDRESS	72A Greenwich Road, Greenwich
4	APPLICANT/OWNER	Applicant- TSA Management Owner - 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 (Vegetation in Non-Rural Areas) State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Educational Facilities and Childcare Facilities) 2017 State Environmental Planning Policy (Infrastructure) 2007 Biodiversity Conservation Act, Environmental Protection and Biodiversity Act Lane Cove Local Environmental Plan 2009 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Development Control Plan, pursuant to clause 35 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. 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: 31 October 2018 Written submissions during public exhibition: 28 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Object – Suzanne Carr, Doug Stuart on behalf of the Lane Cove Bushland Society, Kerin Moorehead, Mary Bradbury, Robert Hunter, Eliose On behalf of the applicant – Rosie Majer, Brad Delapierre
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 14 November 2018 Final briefing to discuss council's recommendation, 14 November 2018 at 3pm. Attendees: <ul style="list-style-type: none"> Panel members: Peter Debnam (Chair), Sue Francis, John Roseth, Vivienne Albin, Deborah Sutherland

		<ul style="list-style-type: none">○ <u>Council assessment staff</u>: Rajiv Shankar, Michael Mason, Sashika Perera, Dennis Anthonysamy, Ted Webster, Maran Muthiah, Susan Butler, Ruth Jacka, David Wilson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report