



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 24 July 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Sam Ngai, Cedric Spencer
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney on 24 July 2019, opened at 11.45am and closed at 11.47am.

MATTER DETERMINED

2018SNH072 – Ku-ring-gai – DA0586 at 403 Bobbin Head Road North Turramurra for Ku-ring-gai High School (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 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 provision of a multi-purpose hall will expand and improve the educational facilities available to the students of the school, without causing any unreasonable adverse impact on the adjoining National Park or nearby residents.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, amended as below. The applicant has advised the council that it accepts the draft conditions.

Amend Condition 1 to read as follows:

1. Approved architectural plans and documentation (new development)

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this Development Consent:

Plan no.	Drawn by	Dated
Existing Site Plan Drawing No. 1741/DA02 Revision B	Butler & Co Architects	21 March 2019
Site Plan Drawing No. 1741/DA03 Revision B	Butler & Co Architects	21 March 2019
Ground Floor Plan Drawing No. 1741/DA04 Revision A	Butler & Co Architects	9 October 2019

Roof Plan Drawing No. 1741/DA05 Revision A	Butler & Co Architects	18 September 2019
Elevations 1 Drawing No. 1741/DA06 Revision R1	Butler & Co Architects	21 March 2019
Elevations 2 Drawing No. 1741/DA07 Revision R1	Butler & Co Architects	21 March 2019
Sections Drawing No. 1741/DA08 Revision R1	Butler & Co Architects	21 March 2019
Environmental Site Management Plan Drawing No.1741/DA12 Revision B	Butler & Co Architects	21 March 2019
Landscape Plan Drawing No. 88.19(18)/346'B' Revision B	iScape Landscape Architects	March 2019
Detail & Levels Drawing No. 125032 Revision 2 Sheet 1 of 2	JBW Surveyors	19 December 2017
Detail & Levels Drawing No. 125032 Revision 2 Sheet 2 of 2	JBW Surveyors	19 December 2017
Erosion & Sediment Control Plan and Details Job No. 171518.4 Drawing No. C10 Revision P1	TTW Engineering	27 September 2018
Site Works Plan Job No. 171518.4 Drawing No. C20 Revision P2	TTW Engineering	20 March 2019
Details Sheet 1 Job No. 171518.4 Drawing No. C30 Revision P1	TTW Engineering	27 September 2018
Details Sheet 2 Job No. 171518.4 Drawing No. C40 Revision P1	TTW Engineering	27 September 2018
Details Sheet 3 Job No. 171518.4 Drawing No. C50 Revision P1	TTW Engineering	27 September 2018
Details Sheet 4 Job No. 171518.4 Drawing No. C60 Revision P2	TTW Engineering	20 March 2019.





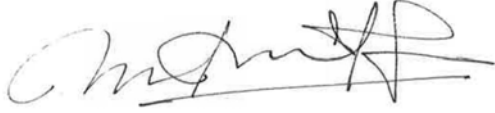
Document(s)	Dated
Acoustic Report ID: 11279 R02v1 prepared by PKA Acoustic Consulting	16 April 2019
Waste Management Plan	16 November 2018
Heritage Impact Assessment prepared by Andrew Starr and Associates Heritage Consultants	September 2018
Geotechnical Investigation Ref: 4864-R1 prepared by Asset Geo	7 May 2018
External Finishes Revision B prepared by Butler & Co Architects	22 August 2018
Ecological Sustainability Report prepared by Butler & Co Architects	11 October 2018
Construction Traffic Management Plan Ref: 18043 (B) prepared by TTPA	October 2018
Bushfire Assessment Report Ref: 180490 prepared by Building Code & Bushfire Hazard Solutions	21 September 2018
BCA Report Ref: P18056 prepared by BCA Vision	2 July 2018
Architectural Design Report Rev A prepared by Butler & Co Architects	13 November 2018
Arborist Report prepared by Bradshaw Tree Services	12 October 2018
Access Report prepared Ref: LP_18036 by Lindsay Perry Access	8 October 2018

Reason: To ensure that the development is in accordance with the Development Consent.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered two written submissions made during public exhibition. The concerns related to the proposal's impact on the National Park and on street parking. The Panel accepts the conclusion of the assessment report that there will not be unreasonable impact on the National Park. As regards street parking, the proposal does not involve any increase in student or teacher numbers.

There was no comment from the public at the public meeting.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Sam Ngai
 Cedric Spencer	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH072 – Ku-ring-gai – DA0586/18
2	PROPOSED DEVELOPMENT	Construction of a new multi-purpose hall including visual arts and drama classrooms and covered outdoor learning area (COLA).
3	STREET ADDRESS	403 Bobbin Head Road, North Turramurra
4	APPLICANT/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 No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Sydney Regional Environmental Plan No. 20 (Hawkesbury Nepean River Catchment) 1997 ○ Ku-ring-gai Local Environmental Plan 2015 (LEP) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ku-ring-gai Development Control Plan 2016 (DCP) • 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 July 2019 • Written submissions during public exhibition: 2 • Verbal submissions at the public meeting 24 July 2019: <ul style="list-style-type: none"> ○ Council assessment officer – Adam Richardson ○ On behalf of the applicant – Chris King
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 6 March 2019 • Briefing: 6 March 2019 • Final briefing to discuss council's recommendation, 24 July 2019 at 9.30am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Sam Ngai, Cedric Spencer ○ <u>Council assessment staff</u>: Shaun Garland, Adam Richardson, Geoff Bird, Jonathan Goodwill, Brian O'Connell, Grant Walsh
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report