

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	24 October 2023
DATE OF PANEL DECISION	24 October 2023
PANEL MEMBERS	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Marea Wilson, Joanne McCafferty
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 13 October 2023.

MATTER DETERMINED

PPSSEC-196 – Randwick – DA/199/2022 at 509-511 Bunnerong Road MATRAVILLE – Alterations to existing educational establishment, child care centre and ancillary signage. (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 listed at item 8 in Schedule 1.

Development application

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 Panel determined to approve the application for the reasons outlined in the Council Assessment Report and:

- The applicant has addressed the initial concerns of Council assessment officers in respect of traffic impacts and satisfied the Panel that the development application is suitable to approve.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend Condition 36(k) to refer to 4.17(6) of the *Environmental Planning and Assessment Act 1979* (third paragraph of condition).






CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Traffic generation
- Impact to commercial operations
- Antisocial behaviour
- Lane Access
- Traffic Management
- Emergency vehicular access

- Crown land carpark
- Traffic and pedestrian safety
- Norfolk lane width
- Public carparking
- Sleep disturbance
- CDC construction hours
- Active and public transport
- Public accessibility church forecourt

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Carl Scully (Chair)	 Alice Spizzo
 Amelia Thorpe	 Marea Wilson
 Joanne McCafferty	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-196 - DA/199/2022 - Randwick
2	PROPOSED DEVELOPMENT	Alterations to existing educational establishment to expand educational facilities, introduce a new childcare centre and provide ancillary signage
3	STREET ADDRESS	Lot 1 DP1276754 509-511 Bunnerong Road, Matraville
4	APPLICANT OWNER	Sydney Catholic Schools Ltd Trustees for the Roman Catholic Church in the archdiocese in 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 (Planning Systems) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Industry and Employment) 2021 SEPP (Resilience and Hazards) 2021 Randwick LEP 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Randwick Development Control Plan 2013 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 16 June 2023 Applicant response to Council assessment report dated 27 June 2023 Statement of Environmental Effects Architectural Plan Set Traffic Impact Assessment Peer Reviewed Traffic Impact Assessment Green Travel Plan Submission List List any council memo or supplementary report received: 12 October 2023 Written submissions during public exhibition: Fifteen (15) Verbal submissions at the public meeting: <ul style="list-style-type: none"> Members of the community – Kenneth Yardy, Josh Ungaro, Stuart, Greg Hadley, Melissa Barnes Council Assessment Officers - Ferdinando Macri, Scott Cox, Chris Saunders, Tony Lehmann On behalf of the applicant Total number of unique submissions received by way of objection: Fifteen (15)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> 26 May 2022 – Kick off briefing <ul style="list-style-type: none"> <u>Panel members:</u> Jan Murrell – Chair <u>Council assessment staff:</u> Ferdinando Macri and Scott Cox

		<ul style="list-style-type: none"> ○ <u>Applicant</u>: Paul McLean, Silvie Pappas, Gregory Hanna, John Buckley and Tim Blackall ○ <u>Department staff</u>: Alexander Hafner and Cameron Brooks <ul style="list-style-type: none"> ● 6 October 2022 – Council and Applicant Briefing <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully – Chair, Jan Murrell, Danny Said and Bill Burst ○ <u>Council assessment staff</u>: Ferdinando Macri and Scott Cox ○ <u>Applicant</u>: Paul McLean, Gregory Hanna, Tim Blackall and Alan Samsa ● 29 June 2023 – Site Inspection <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully – Chair, Alice Spizzo, Marea Wilson ○ <u>Council assessment staff</u>: Ferdinando Macri, Scott Cox, Chris Saunders, Tony Lehmann, Angela Manahan ○ <u>Applicant</u>: John Buckley, Carlo L’Aurora, Tim Blackall, Simon Romalis, Rosemary Andre, Hayden Drake ● 29 June 2023 - Final briefing to discuss council’s recommendation: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully – Chair, Amelia Thorpe, Alice Spizzo, Joanne McCafferty, Marea Wilson ○ <u>Council assessment staff</u>: Ferdinando Macri, Scott Cox, Chris Saunders, Tony Lehmann, Angela Manahan ○ <u>Applicant</u>: Paul McLean, John Buckley, Carlo L’Aurora, Alan Samsa, Tim Blackall, Simon Romalis, Rosemary Andre, Hayden Drake ● Final briefing to discuss council’s recommendation: 7 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Joanne McCafferty, Marea Wilson ○ <u>Council assessment staff</u>: Louis Coorey ○ <u>Applicant Representatives</u>: Hayden Drake, John Buckley, Alex Grey, Simon Romalis, Paul McLean, Jeff Yang, Matt Hearne, Andrew Buckley, Tim Blackall ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis ● Final briefing to discuss council’s recommendation: 19 October 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Joanne McCafferty, Marea Wilson ○ <u>Council assessment staff</u>: Angela Manahan, Ferdinando Macri ○ <u>Applicant Representatives</u>: Paul McLean, Matthew Hearne, Carlo Laurora, Alan Samsa, John Buckley, Hayden Drake, Tim Blackall ○ Rosemary Andre, John Knight ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report