

DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	29 October 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Megna, Angela Tsirekas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Meeting held by videoconference on 29 October 2020, opened at 1pm and closed at 2pm.

MATTER DETERMINED

PPSSEC-54 – Canada Bay - DA2020/0145 at 121 Parramatta Rd, Five Dock (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.

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 Officer's assessment report.

- The Panel notes there will be no increase in student numbers and the development is to replace demountable structures in a contemporary building fit for purpose.
- It is also noted by the Panel that the perimeter vegetation is to be retained and this provides an appropriate setting together with the additional landscaping proposed.
- The Panel considers the application is worthy of approval and will provide enhanced amenity for students and teachers alike.

CONDITIONS

The development application is approved subject to the conditions in the Council Officer's assessment report which are to be numbered and with the following amendment.




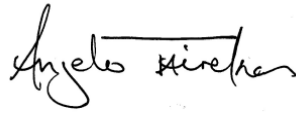

- Condition currently referred to as DAOUC 12 to read as follows: "All recommendations contained in the approved acoustic assessment report prepared by Rodney Stevens Acoustic Consultants, report date Revision 1, 14th August 2020 shall be adopted, implemented, and adhered to".

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Parking
- Heritage

The Panel considers that concerns raised by the community have been adequately addressed in the Council Officer's assessment report.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	 Angelo Tsirekas
 Michael Megna	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-54 – Canada Bay - DA2020/0145
2	PROPOSED DEVELOPMENT	Major Alterations and additions including 3 storey L shaped building. The building will include 12 new classrooms, 67 car spaces and upper level open sports courts. – Rosebank College (Project 8 of an 8 stage building program)
3	STREET ADDRESS	121 Parramatta Rd, Five Dock
4	APPLICANT/OWNER	Applicant - Rosebank College Owner - Good Samaritan Education
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 No. 55 – Remediation of Land (SEPP55) ○ State Environmental Planning Policy 64 – Advertising and Signage ○ State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Canada Bay Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: Nil • 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: 16 October 2020 • Written submissions during public exhibition: 7 • Total number of unique submissions received by way of objection: 7
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 11 August 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Megna, Angelo Tsirekas ○ <u>Council assessment staff</u>: Edna Sorenson • Due to Corona virus precautions, Panel members visited the site independently, prior to 29 October 2020. • Final briefing to discuss council's recommendation: 29 October 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Megna, Angelo Tsirekas ○ <u>Council assessment staff</u>: Edna Sorenson, Shannon Anderson ○ <u>Applicant representatives</u>: Oliver Klein, Tom Galea, Phoebe Glanville
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report