

**DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL**

DATE OF DETERMINATION	20 October 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Graham Brown and Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 October 2021.

MATTER DETERMINED

PPSSNH-259 – Northern Beaches - MOD2021/0369 - 70 South Creek Road, Collaroy – Modification of Development Consent DA2019/1274 granted for alterations and additions to the existing school and an increase in student numbers to 1,091 (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.

Modification Application

The Panel determined to approve the Modification Application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION


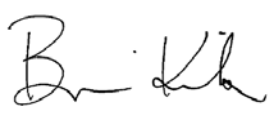


The Panel were briefed by Council Officers on their Assessment Report and sought confirmation that approval of this modification would not conflict with the original Consent Authority’s reasons for approval. Council’s email of 20th October confirmed there would be no conflict. The Panel then resolved to approve the Modification Application for the reasons detailed in Council’s Assessment Report.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered 5 written submissions made during public exhibition. Issues included traffic and parking and the Panel believes these issues were adequately addressed in the Assessment Report.

PANEL MEMBERS	
Peter Debnam (Chair) 	Brian Kirk 
Julie Savet Ward 	Graham Brown 

Annelise Tuor

Annelise Tuor

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSNH-259 – Northern Beaches - MOD2021/0369
2	PROPOSED DEVELOPMENT	Modification of Development Consent DA2019/1274 granted for alterations and additions to the existing school and an increase in student numbers to 1,091.
3	STREET ADDRESS	70 South Creek Road, Collaroy
4	APPLICANT/OWNER	Neeson Murcutt + Neille Architects The Pittwater House Schools Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2000 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy (Infrastructure) 2007 • Warringah Local Environmental Plan 2011 (WLEP 2011) • Warringah Development Control Plan 2011 (WDCP 2011)
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 8 October 2021 • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 20 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Graham Brown and Annelise Tuor ○ <u>Council assessment staff</u>: Jordan Davies, Lashta Haidari • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Final briefing to discuss council’s recommendation: 20 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Graham Brown and Annelise Tuor ○ <u>Council assessment staff</u>: Jordan Davies, Lashta Haidari
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report