

Report to Sydney West Joint Regional Planning Panel – Supplementary Report

JRPP No.	Item (2013SYW043)
DA No:	JRPP-13-634
Proposed Development:	Educational Establishment – Alterations and Additions
Development Type:	“Private infrastructure and community facilities” – Capital Investment Value > \$5 million
Lodgement Date:	18 April 2013
Land/Address:	Lot 9, DP 2518, H/N 69 Farm Road, Riverstone
Land Zoning:	1(a) General Rural pursuant to Blacktown Local Environmental Plan 1988
Value Of Development:	\$6,925,000
Applicant:	Lippmann Partnership Pty Ltd
Report Author:	Melissa Parnis, Assistant Team Leader Planning (North)
Instructing Officers:	Judith Portelli, Manager Development Services & Administration and Glennys James, Director City Strategy and Development
Date Submitted to JRPP:	3 July 2014
Date Considered by JRPP:	24 July 2014

SUPPLEMENTARY ASSESSMENT REPORT

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Attachment 1	–	Original Council Development Assessment Report considered by JRPP on 13 February 2014
Attachment 2	–	Revised conditions of consent
Attachment 3	–	Response to conditions
Attachment 4	–	Additional information submitted by Applicant

1 Summary

- 1.1 On 13 February 2014 the Sydney West Joint Regional Planning Panel (JRPP) considered a Development Application (DA) for alterations and additions to an existing Educational Establishment at the subject site.
- 1.2 The Panel unanimously deferred its determination of the DA on the basis that the Applicant was to meet with Council to better understand Council's concerns regarding acoustic and traffic matters, and to work with Council where possible to resolve outstanding conditions.
- 1.3 Since that meeting, the Applicant and Council Officers met on 20 February 2014 to discuss Council's proposed conditions of consent. The Applicant then submitted additional information on 25 March 2014. As a result of this process, revised conditions can be found at **Attachment 2** to this report and a table summarising the Applicant's issues with relevant conditions and Council's response is provided at **Attachment 3**.
- 1.4 The Application is referred back to the Sydney West JRPP for further consideration and determination.

2 Background

- 2.1 Blacktown City Council has received and assessed a DA from the Lippmann Partnership Pty Ltd, on behalf of the Australian Christian College, for alterations and additions to an existing Educational Establishment on the subject site. The Capital Investment Value of the proposed development is \$6.9 million.
- 2.2 The proposal seeks approval for the construction of a new 2 storey building which includes 24 classrooms, hall, change rooms, stores, amenities rooms and canteen. It is anticipated that, with the addition of the new building, the school will cater for up to 600 students.
- 2.3 In addition to the proposed building, the DA also seeks approval for a bus bay with a student pick-up and drop-off area and expansion of the existing carpark to provide for a total of 62 car parking spaces.
- 2.4 Following assessment and public notification of the proposal, a detailed report on the Application was forwarded to the Sydney West JRPP for consideration at their meeting of 13 February 2014. The report concluded that the proposal is satisfactory and therefore was recommended for approval subject to conditions. A copy of Council's Development Assessment Report, the Development Application plans and the original "draft" conditions of consent are included at **Attachment 1**.
- 2.5 At the JRPP meeting, the JRPP considered the Development Assessment Report as well as Council's draft conditions. Furthermore, the Applicant addressed the Panel, identifying conditions of consent that they did not agree with. After careful consideration the JRPP resolved the following:

"The panel unanimously defers the application and directs the applicant to meet with the Council to better understand Council's concerns regarding acoustic and traffic matters resulting from the application for the additions to the existing school, and on the existing and future residential developments in this area. The panel then requires after that meeting that Council prepare a supplementary report dealing with any further amendments or material supplied by the applicant and, if appropriate, proposing a final set of conditions.

The Panel confirmed at the hearing that this application before it is for up to 600 students only and 48 staff."

3 General Comments

- 3.1 In accordance with the JRPP's resolution of 13 February 2014, the Applicant met with Council to discuss conditions which the Applicant had issues with. As a result of this process, **Attachment 2** provides the proposed revised draft conditions and **Attachment 3** provides a summary table of the conditions and proposed outcomes for the JRPP's consideration.
- 3.2 The DA was deferred by the JRPP on the basis that the Applicant disputed conditions in relation to the following:
- (a) the provision of an additional parent queuing bay within the proposed bus bay
 - (b) the provision of fencing for acoustic and privacy reasons
 - (c) timing of the provision of the bus bay in line with previous consents for the school requiring the provision of a bus bay
 - (d) sealing of a portion of Park Road to cater for additional traffic impact as student numbers increased substantially.
- 3.3 Following the submission of additional information by the Applicant, the following key conditions have been agreed to be modified by the parties:
- 2.1m solid fence for a portion of the western and eastern boundaries
 - staged provision of the bus bay to cater for school traffic, as the school will continue to be operational
- In addition, the Applicant has now agreed to Council's condition on the sealing of a portion of Park Road.
- 3.4 In reference to the disputed condition in relation to the extension of the bus bay and drop-off zone to provide for additional queuing area for cars, Council does not agree that the original condition should be modified.
- 3.5 In this regard the Applicant has submitted a Traffic Management Plan and revised site plan that elaborate on the provision of off-street vehicular movements. The Traffic Management Plan and site plan are held at **Attachment 4**.
- 3.6 In summary, Council still does not support the deletion of this condition on the basis that, whilst the Applicant has submitted a Traffic Management Plan identifying that a total of 22 cars could be accommodated within the queuing bay of the proposed bus bay, Council has significant concerns in relation to the operational aspect of the queuing area, particularly in the afternoon peak. Council is not satisfied that the queuing area can properly function with 3 parallel rows of queuing vehicles jammed in and continuously circulating in and out of the pick-up bay until the particular child appears for pick-up.
- 3.7 Further, Council is not convinced by the Applicant's argument that a parent waiting in their car in the queuing area can be forced to continue circulating through the bus bay until their child is ready to be collected. Council believes that the inclusion of an additional queuing bay before the bus bay will allow parents to park and then freely move to pick-up children and leave the site.
- 3.8 It is acknowledged that the inclusion of an additional queuing bay will necessitate the repositioning of the proposed building further back into the site, but the provision of adequate on-site provision for parking and parent pick-up/drop-off is of paramount importance, especially as this site is situated in a future Growth Centre residential precinct.

- 3.9 It is therefore recommended that this condition be retained and that the revised draft conditions at **Attachment 2** be approved by the Panel. The Application is referred back to the Sydney West Joint Regional Planning Panel for its final determination.

4 Recommendation

- 4.1 The Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the conditions held at Attachment 2.
- 4.2 The Applicant be advised of the Sydney West Joint Regional Planning Panel's decision.



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