

DETERMINATION AND STATEMENT OF REASONS

SYDNEY SOUTH WEST PLANNING PANEL

DATE OF DETERMINATION	10 July 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Nicole Gurran, Stuart McDonald, George Griess and Darcy Lound
APOLOGY	Bruce McDonald
DECLARATIONS OF INTEREST	<p>Sheridan Dudley advised in relation to this DA, she does not have an actual or potential conflict of interests. Nor does she have a reasonably perceived conflict of interests. However to ensure complete transparency, she wishes to make the following disclosure.</p> <p>She was Chief of Staff to the Minister for Education when the Government took the policy decision to build a new Agricultural High School at Hawkesbury, sell part of the Hurlstone Agricultural High School land at Glenfield, and redevelop the Glenfield school site, including the schools for specific purposes.</p> <p>While she was involved in discussions when this policy proposal as under consideration and development by the Department of Education, the decision was made by Cabinet.</p> <p>As with all school Development Applications, she had no involvement in, or knowledge of, any matter relating to any aspect of the development, preparation or content of this DA.</p>

Public meeting held at Campbelltown City Council on Monday 10 July 2017 opened at 11.45 am and closed at 12.45 pm.

MATTER DETERMINED

2017SSW016 – LGA – Campbelltown – DA-C3746/2016, Construction of alterations and additions to existing school, demolition of some components and construction of new facilities, Hurlstone Agricultural High School, Roy Watts Road, Glenfield.

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 the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

REASONS FOR THE DECISION





1. The proposed development is consistent with the objectives of the SP2 Infrastructure Zone under Campbelltown Local Environmental Plan 2015; providing additional education infrastructure while preserving bushland.
2. The Panel is of the view that the design of the building and its materials and finishes are appropriate for the subject site.
3. The Panel notes and accepts the heritage assessment prepared by Graham Brooks and Associates, the Heritage Impact Statement prepared by Conrad Gargett, and Council's assessment that the proposed works are not considered to detract from the cultural heritage significance of the site.
4. The proposal will result in additional and upgraded teaching facilities and student places at the school and is therefore in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with two additional conditions.

Condition 1 - Pedestrian Safety - For the duration of construction works, pedestrian access shall be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2 metres wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. In addition, the developer shall provide a suitably qualified traffic controller between the hours of 7.30 and 9.30am and 2.30pm and 4.00pm to control the movement of pedestrians entering and departing the site. The requirement for a traffic controller does not apply for the duration of the school holidays.

Condition 2 - The developer shall make provision for easy and ongoing access by rail vehicles, plant and equipment to support maintenance and emergency activities.

PANEL MEMBERS	
 Sheridan Dudley	 Nicole Gurran
 Stuart McDonald	 George Greiss

 Darcy Lound	
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW016 – LGA – Campbelltown – DA-C3746/2016
2	PROPOSED DEVELOPMENT	Construction of alterations and additions to existing school, demolition of some components and construction of new facilities
3	STREET ADDRESS	Hurlstone Agricultural High School, Roy Watts Road, Glenfield.
4	APPLICANT/OWNER	NSW 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"> Environmental Protection & Biodiversity Conservation Act 1999 Threatened Species Conservation Act 1995 Heritage Act 1977 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 44 – Koala Habitat Protection Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015 Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Campbelltown (Sustainable City) Development Control Plan 2015 Section 94 Community Facilities Plan Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000</i>: 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 and conditions • Statement of environmental effects • Architectural plans • Overland flow study report • Landscape concept package • Heritage impact statement • Building code of Australia report • Access review • Energy efficiency report • Preliminary site investigation • Soil and water management report • Waste management plan • Geotechnical investigation • Written submissions during public exhibition: 4 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object - Anoulack Chanthivong (MP Member for Macquarie Fields, Laurie Porter ○ On behalf of the applicant – Chris Aspon and Claire Muir ○ On behalf of the council – Jim Baldwin, Ellise Mangion and Rad Blagojevic
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection – 01 May 2017 • Briefing Meeting – 01 May 2017 • Final briefing meeting to discuss Council’s recommendation – 10 July 2017 • Determination meeting – 10 July 2017 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sheridan Dudley (Chair), Nicole Gurrán, Stuart McDonald, George Griess and Darcy Lound ○ <u>Council assessment staff</u>: – Jim Baldwin, Ellise Mangion and Rad Blagojevic
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Included with Council Assessment Report