

<b>DATE OF DETERMINATION</b>	27 July 2018
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown, Michael Mantei
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Wollongong City Council on 27 July 2018, opened at 1:20 pm and closed at 3:00 pm.

#### **MATTER DETERMINED**

##### **2017STH032 – Wollongong – DA -2017/1553**

Wollongong Public School, 67A Church Street, WOLLONGONG

Educational Facility – Demolition of existing covered outdoor learning area and toilet block, alterations and additions to administrative building and construction of new learning hub building.

#### **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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979* subject to amended conditions tabled at the meeting.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:



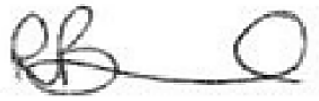


- The Department of Education has endorsed the proposed conditions of consent on behalf of the Crown, in accordance with section 4.33 (1) (b).
- The proposal increases the student capacity for Wollongong Public School (161 places), catering for an increasing demand for student places in the local area.
- The proposed development is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

#### **CONDITIONS**

The development application was approved subject to the consolidated set of conditions circulated and agreed to by the Crown at the meeting. The conditions included the following amendments from the addendum set tabled at the meeting:

- Amend Condition 5, so that the first paragraph lists the following trees permissible for removal:  
“T2, T4, T5, T6, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T24, T28, T29, T31, T32, T37 and, T40, T46, and T47.”
- Amend Condition 10, to conclude:  
“...and the following changes:  
a) Relocation of Pit A-8 to ensure retention of tree 46, and if feasible tree 47 as supported by the applicant’s consulting arborist.”

- Additional Condition 19 (d):  
*"Removal of the recently constructed concrete dish drain on the north-eastern boundary and its replacement with a grassed swale as shown on the landscape plan."*
- Amend Condition 72 to read as follows:  
*"The applicant is to develop a Green Travel Plan for staff and students with measurable targets designed to influence sustainable mode shift away from private car travel.  
 Targets must be measurable, with timed outcomes. The targets must be confirmed prior to the release of the occupation certificate. Progress towards achieving these targets is to be monitored and reported within the first six months from the issue of the occupation certificate then annually to Wollongong City Council's Strategic Traffic Section."*
- Amend Condition 73 as follows:  
*"Waste collection from the school must be limited to weekdays only and collected after **7am** on any collection day."*
- Additional Condition 74  
*"Development of a Pick Up and Drop Off Management Plan"*  
*Applicant is to develop a 'Pick up and Drop Off' Management Plan in consultation with NSW Police and Wollongong City Council's Traffic Engineers for endorsement by Councils Traffic Committee to mitigate potential traffic capacity and pedestrian safety impacts. The management plan must provide:*
  - *Hours of operation*
  - *Staffing responsibilities*
  - *Risk Management and safety requirements for staff, students and parents.*
  - *Requirements for inclement weather conditions*
  - *Road Safety induction for users (demonstrating how and when new users will be educated on road safety measures in the management plan).*
  - *Ongoing traffic safety education requirements*
  - *And any other matters considered to be relevant by the above authorities*
  - *Must be published and be publicly available"*

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Michael Mantei
 David Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017STH032 – Wollongong – DA -2017/1553
2	PROPOSED DEVELOPMENT	Educational Facility – Demolition of existing covered outdoor learning area and toilet block, alterations and additions to administrative building and construction of new learning hub building.
3	STREET ADDRESS	Wollongong Public School, 67A Church Street, WOLLONGONG
4	APPLICANT/OWNER	NSW Department of Education c/- Urbis Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5 million, Crown Development
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy NO 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (Educational Establishments and Child care Facilities) 2017</li> <li>Wollongong Local Environmental Plan 2009</li> </ul> </li> <li>Draft environmental planning instruments: State Environmental Planning Policy (Coastal Management) 2016 (draft SEPP at time of lodgement)</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Wollongong Development Control Plan 2009</li> <li>Wollongong Section 94A Development Contributions Plan 2017</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 18 July 2017</li> <li>Written submissions during public exhibition: eight submissions from four people.</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Elaine Roff (Urbis), Liam Titmarsh (GHD), Andrew Fong (Hayball), Harold Cosier (Principal Wollongong PS), Paul Shearer (Paul Shearer Consultant), Claudio Savan (Department of Education)</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection 1 March 2018</li> <li>Final briefing meeting to discuss council's recommendation, 27 July 2018. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, David Brown</li> <li><u>Council assessment staff</u>: Anne Starr, Mark Fowler, Pier Panozzo, Rebecca Welsh, John Wood, Paul Marskell, Andrew Heaven, Theresa Whittaker, Mark Riordan, Andrew Carfield, Nigel Lamb</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	<ul style="list-style-type: none"> <li>Attached to the council assessment report.</li> </ul>

		<ul style="list-style-type: none"><li>• Addendum set of conditions.</li><li>• Consolidated set of conditions circulated at the meeting and approved by the Crown.</li></ul>
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