

DATE OF DETERMINATION	20 March 2025
DATE OF PANEL DECISION	19 March 2025
DATE OF PANEL BRIEFING	18 March 2025
PANEL MEMBERS	Alison McCabe (Chair), Tony McNamara, Sue George
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 March 2025.

MATTER DETERMINED

PPSHCC-253 – Singleton – DA 8/2023/502/1 - at 109 -129 Kelso Street, Singleton 2330 – Educational Establishment - School (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel originally deferred the determination of this DA on the 8 October 2024 to seek additional information so that the Panel could be satisfied that the physical constraints are able to be managed and that the functions of the site, and car parking arrangements can occur on site without unreasonable impact.

On 2 December 2024 the Panel considered a supplementary report from Council that addressed a number of matters. In their further deliberations the Panel was not satisfied that there are sufficient drop-off/pick-up arrangements for either a school of 491 students or the ultimate student capacity of 700 and corresponding increase in staff.

The Panel requested the applicant to provide:

- (i) Additional parking, broken down by particular use.
- (ii) Additional drop-off/pick-up areas and additional bicycle parking.
- (iii) Additional measures to minimise congestion and pedestrian interaction with buses/vehicles.

On 18 March 2025 the Panel considered a further supplementary memo and supporting material prepared by the Council. The applicant chose not to provide any additional information in relation to the latest Panel deferral.

The Panel is not satisfied that the car parking allocation, bus parking and manoeuvring area, drop-off/pick-up, pedestrian pathways, and bicycle parking are adequate or designed to minimise conflict, particularly for a school that seeks to accommodate 700 students.

The Panel does not agree that there will be no overlap in drop-off/pick-up between the different uses on the site.

The application, in its current form, cannot be supported.




Development application

The Panel determined to refuse the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the following reasons:

- (i) The car park layout will result in potential conflict between buses, cars and pedestrians, and does not demonstrate adequate measures to minimise congestion and pedestrian interaction with buses and cars.
- (ii) The allocation of car parking for drop-off/pick-up for all uses on site is inadequate.
- (iii) There is insufficient car parking and bicycle parking for the proposed number of students and uses on the site.
- (iv) The traffic management measures required to mitigate impacts for the development have not been adequately addressed.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Tony McNamara
 Sue George	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-253 – Singleton – DA 8/2023/502/1
2	PROPOSED DEVELOPMENT	Educational Establishment – Alterations and Additions
3	STREET ADDRESS	109 -129 Kelso Street, Singleton 2330
4	APPLICANT/OWNER	Christian Education Ministries Ltd Christian Education Ministries Ltd
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 (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Singleton Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Singleton Development Control Plan 2014 Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2021: Part 11 – Development Certification and Fire Safety 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: 24 September 2024 List any Council memo or supplementary report received: 25 November 2024 and 10 March 2025 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 31 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George <u>Council assessment staff</u>: Benjamin Pogson <u>Applicant representative</u>: Louise Popowitz <u>Department</u>: Leanne Harris, Holly McCann Site inspection: 7 May 2024 <ul style="list-style-type: none"> Alison McCabe Roberta Ryan Tony McNamara Sue George Briefing to discuss Council's recommendation: 1 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Stephen Leathley <u>Council assessment staff</u>: Benjamin Pogson <u>Applicant representatives</u>: Isaac Clayton, Adeline Yapp, Sophie Hoppe <u>Department</u>: Leanne Harris, Holly McCann

		<ul style="list-style-type: none">• Final briefing to discuss Council’s recommendation: 18 March 2025<ul style="list-style-type: none">○ <u>Panel members</u>: Alison McCabe (Chair), Tony McNamara, Sue George○ <u>Council assessment staff</u>: Sarah Boynton, Mark Brennan, Mary-Anne Crawford, Heinrich Gerber○ <u>Department</u>: Leanne Harris, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report