

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-391
DA Number	SPP-22-00006
LGA	Blacktown
Proposed Development	Demolition of a portion of a school building and removal of demountable classrooms, removal of trees and construction of a new 3-storey school building with outdoor roof terrace and connection into an existing 2-storey building.
Street Address	30-40 Metella Road, Toongabbie
Applicant/Owner	Toongabbie Christian College Ltd
Date of DA lodgement	8 August 2022
Number of Submissions	0
Recommendation	Approve, subject to conditions listed at attachment 7
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Private infrastructure and community facilities over \$5 million (CIV \$18,311,119)
List of all relevant s4.15(1)(a) matters	• <i>Environmental Planning and Assessment Act 1979</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Blacktown Local Environmental Plan 2015</i> • <i>Blacktown Development Control Plan 2015</i> • <i>Blacktown Local Strategic Planning Statement 2020</i> • <i>Central City District Plan 2018</i>
List all documents submitted with this report for the Panel's consideration	• Location map • Aerial image • Zoning extract • Detailed information about proposal and DA submission material • Development application plans • Assessment against planning controls • Draft conditions of consent
Clause 4.6 requests	• The Local Environmental Plan (LEP) the clause 4.6 application relates too • The development standard the clause 4.6 application relates too • The zone the clause 4.6 relates too
Summary of key submissions	Nil submissions
Report prepared by	Olivia Betts
Report date	27 April 2023

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (\$7.24)?

Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report