

DATE OF DETERMINATION	28 April 2023
DATE OF PANEL DECISION	27 April 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 April 2023.

MATTER DETERMINED

PPSSCC-391 – Blacktown – SPP-22-00006 - 30-40 Metella Road, Toongabbie - 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.

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 listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report, summarised as follows:

- *The proposal is in the public interest by way of providing a new primary school building within an existing school.*
- *The site is considered suitable for the proposed development, being in a R2 Low Density Residential Zone and SP2 - Educational Establishment Zone [Section 4.15(c) of the Environmental Planning and Assessment Act 1979].*
- *The proposal will not have any adverse social, economic or environmental impacts on the area [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979].*
- *The removal of 7 trees and relocation of 2 trees is offset by the planting of 58 new trees on the site.*
- *The site is considered suitable for the proposed development subject to conditions listed at attachment 7.*

CONDITIONS

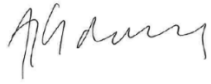
The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS

Abigail Goldberg (Chair)



David Ryan



Steve Murray



Chris Quilkey



Moninder Singh



SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-391 – Blacktown – SPP-22-00006
2	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.
3	STREET ADDRESS	30-40 Metella Road, Toongabbie
4	APPLICANT/OWNER	Applicant: Toongabbie Christian College Ltd/Paynter Dixon Owner: Toongabbie Christian College Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: - o State Environmental Planning Policy (Biodiversity and Conservation) 2021 - o State Environmental Planning Policy (Planning Systems) 2021 - o State Environmental Planning Policy (Resilience and Hazards) 2021 - o State Environmental Planning Policy (Transport and Infrastructure) 2021 - o Blacktown Local Strategic Planning Statement 2020 - o Central City District Plan 2018. - o Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: - o Blacktown Development Control Plan 2015 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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	• Council Assessment Report: 26 April 2023 • 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	• Kick Off Briefing: 20 September 2022 - o <u>Panel members</u>: Abigail Goldberg (Chair) - o <u>Council assessment staff</u>: Shakeeb Mushtaq, Olivia Betts - o <u>Applicant representatives</u>: Clive Furnass, Jane Johnson, Sean Riddell
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report