

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 July 2024
DATE OF PANEL DECISION	25 July 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 23 July 2024.

MATTER DETERMINED

PPSSCC-485 – Blacktown – DA-23-01046 – 197 Garfield Road, West Marsden Park – Integrated Development for alterations and additions to the existing Marsden Park Anglican College (formerly known as Richard Johnson Anglican College) in 4 stages including earthworks, dewatering and removal of a dam, removal of trees, construction of a 2-storey building (Block G), a new driveway from Clifton Road, 22 additional car parking spaces, landscape and stormwater drainage works and increasing the student population to 650 and staff to 600.

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, replicated below:

The proposal is permissible under section 3.34 and section 3.36 of Part 3.4 (Schools – specific development controls) of State Environmental Planning Policy (Transport and Infrastructure) 2021. [Section 4.15(c) of the Environmental Planning and Assessment Act 1979].

The site is suitable for the proposed development as it can adequately cater for the additional expansion of the school in accordance with Council's requirements. [Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979].

The proposal as conditioned, 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 proposal is in the public interest as it will cater for more students. [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979].

CONDITIONS

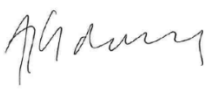

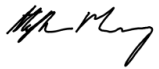


The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- traffic and parking concerns
- excessive noise and dust from dam removal and construction of the building
- tree removal
- noise from school children close to homes

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Chris Quilkey 
Moninder Singh 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-485 – Blacktown – DA-23-01046
2	PROPOSED DEVELOPMENT	Integrated Development for alterations and additions to the existing Marsden Park Anglican College (formerly known as Richard Johnson Anglican College) in 4 stages including earthworks, dewatering and removal of a dam, removal of trees, construction of a 2-storey building (Block G), a new driveway from Clifton Road, 22 additional car parking spaces, landscape and stormwater drainage works and increasing the student population to 650 and staff to 600.
3	STREET ADDRESS	197 Garfield Road, West Marsden Park
4	APPLICANT/OWNER	Applicant: DFP Planning Owner: The Anglican Schools Corporation
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 (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • 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: 25 June 2024 • Written submissions during public exhibition: 2 • Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 30 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Chris Quilkey, Moninder Singh ○ <u>Council assessment staff</u>: Luma Araim, Alan Middlemiss ○ <u>Applicant representatives</u>: Kim De Rooy, David Kettle, Dave Bryant, Darren Cox
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report