

DATE OF DETERMINATION	Monday, 20 th April 2020
PANEL MEMBERS	Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Pete Harrison and Chelsea Newman
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 7 April 2020 and 14 April 2020.

MATTER DETERMINED

PPSSTH-19 – Queanbeyan-Palerang Regional Council – DA.2019.1227 at 136 Gorman Drive GOOGONG NSW 2620 Lot 613 DP 1195842– Expansion of the Anglican 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 meetings and briefings and the matters observed at site inspections 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 proposed development is permissible with consent under Clause 35 of *State Environmental Planning Policy Educational Establishments and Child Care Facilities) 2017* (Education SEPP)
- The Panel is satisfied that proposed development meets the design quality principles in Schedule 4 of the Education SEPP.
- The proposed development is generally consistent with the objectives of the R1 General Residential Zone and development standards applying to the site under *Queanbeyan Local Environmental Plan 2012*.
- The Panel is satisfied that the proposed development, subject to the amended conditions of consent, is suitable for the site and will have an acceptable impact on the locality and neighbouring properties.
- The development application does not include the car park exit into Hearne Street. The Panel understands that this component of the development and associated impact assessment will be addressed in a future development application for the Stage 2 car park.

CONDITIONS

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

- Inserting an additional condition in the “Approved Development and Plans” section:
 - *Hearn Street Exit*

This consent does not permit the construction of a car park exit into Hearne Street. The two street trees shown as being removed in this location in Landscape Plan GA-302 and Civil Plan C040 are to be retained.

- Inserting an additional condition under the "Conditions to be satisfied during Demolition and/or Building Works" section:
 - *Construction Noise and Vibration Management*

The Applicant shall undertake demolition and building works in accordance with the Construction Noise and Vibration Management Plan required to be prepared by condition No. 2.
- Condition No. 42 – Car Parking to Comply With AS2890.
 - Remove the words "...except for car parks for adaptable units which must comply with AS4299 - 1995 Adaptable Housing."
- Inserting the following additional conditions under the "Conditions to be satisfied prior to the commencement of works" section as recommended by the NSW Police (currently listed at the end as an advisory note):
 - *Traffic and Pedestrian Management Plan*





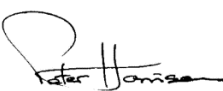
Prior to the commencement of works, the Applicant shall submit a Traffic Management Plan to Council for approval. The plan is to include (but not limited to) the following:

 - *Ingress and egress of vehicles to the car park*
 - *Pedestrian and traffic management methods*
 - *Pedestrian access and safety for school students and staff*
 - *Potential impacts on general traffic, cyclists, pedestrians, bus facilities and bus services operating on roads in the vicinity of the site from construction vehicles during the construction period and measures to mitigate impacts*
 - *Landscape Maintenance Plan*

Prior to the commencement of works, The Applicant shall submit a landscape maintenance plan to ensure that all trees and plants are maintained in a healthy state and do not impair natural surveillance of the area.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Gordon Kirkby (Chair)	 Tim Fletcher
 Renata Brooks	 Chelsea Newman
 Pete Harrison	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-19 – Queanbeyan-Palerang Regional Council – DA.2019.1227
2	PROPOSED DEVELOPMENT	Expansion of the Anglican School - Googong including: 16 new classrooms for senior students which will include eight (8) new general learning spaces and eight (8) speciality classrooms (and associated prep rooms and storage areas), Car Park & Landscaping.
3	STREET ADDRESS	136 Gorman Drive GOOGONG NSW 2620 Lot 613 DP 1195842
4	APPLICANT/OWNER	Purdon Planning Pty Limited on behalf of Anglican Church Property Trust Diocese of Canberra
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 No. 55 Contaminated Land Management ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Queanbeyan Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: Nil • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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: 17 March 2020 • Written submissions during public exhibition: Nil
8	PAPERS CIRCULATED ELECTRONICALLY	Papers were circulated electronically between 7 April 2020 and 14 April 2020.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report