

DATE OF DETERMINATION	28 August 2024
DATE OF PANEL DECISION	28 August 2024
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Craig Filmer, Amber Blythe
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 August 2024.

MATTER DETERMINED

PPSSTH-381 – Hilltops – DA2024/0026 at Lot 1 DP 1195788, 9 Ripon St, Young – School alterations and additions - demolition of science building, erection of a new two-storey science building and alterations and additions to the two-storey administration building (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 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.

There are two key components to the proposal:

- the demolition and replacement of the existing outdated science block with a new architecturally designed science block with contemporary learning spaces including an outdoor learning area.
- the demolition and replacement of that part of the administration building with limited heritage value with a more functional built form which is also more sympathetic to the existing heritage listed component of the administration building.

The application does not facilitate any increase in student or staff numbers.

The Panel notes key assessment issues relate to the heritage impacts and the heritage conservation requirements under clause 5.10 of the Hilltop LEP 2022, the design of the new science block and administration building, earthworks, the supply of essential services and traffic and car parking arrangements. The Panel acknowledges the assessment addresses the design quality principles set out in schedule 8 of SEPP Infrastructure 2021.

The proposed development is permissible with consent in the R1 General Residential Zone in the Hilltops LEP 2022.

The proposed development is consistent with the aims and objectives of the R1 General Residential Zone and the aims of the Hilltops LEP 2022

Accordingly, the Panel concurs with Council that the proposal has been properly assessed against relevant planning controls.

The Panel is satisfied that the proposal is in the public interest as it:

- will improve an established educational facility for the benefit of the Hilltops community in terms of accessibility.
- has been designed to respect the significance of the listed heritage items on-site and in the area.
- Enhances and ensures the ongoing use of the school for a range of educational, cultural and community activities.

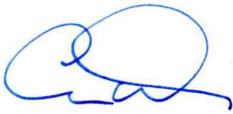




CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments to be included in the Notice of Determination:

- Condition 4 expanded to include recommendations contained in the heritage impact assessment.
- Condition 21 to include a requirement for the construction management plan to include measures to protect adjoining heritage buildings.
- Condition 22 to include a reference to heritage buildings.

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	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	 Craig Filmer
 Amber Blythe	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-381 – Hilltops – DA2024/0026
2	PROPOSED DEVELOPMENT	School alterations and additions - demolition of science building, erection of a new two-storey science building and alterations and additions to the two-storey administration building.
3	STREET ADDRESS	Lot 1 DP 1195788 - 9 Ripon St, Young
4	APPLICANT/OWNER	Applicant: Richard Small & Phil Quinton Architects Pty Ltd Owner: Roman Catholic Church
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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021. State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021. State Environmental Planning Policy (Industry and Employment) 2021. State Environmental Planning Policy (Sustainable Buildings) 2022. Hilltops Local Environmental Plan 2022. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Young Development Control Plan 2011. 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	<ul style="list-style-type: none"> Council Assessment Report: 15 August 2024 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"> Briefing: 4 June 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Craig Filmer, Amber Blythe <u>Council assessment staff</u>: Andrew Raines, Kylie McFadyen <u>Applicant representatives</u>: Daniel Trevino (SQC Group), Kathy Holding (Hennessy Catholic College), Nadine Woods (Hennessy Catholic College), Geoff Whitnall (Catholic Education, Archdiocese of Canberra & Goulburn), Graham Beaver (Catholic Education, Archdiocese of Canberra & Goulburn) DPHI: Tim Mahoney, Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report