

DATE OF DETERMINATION	7 December 2022
DATE OF PANEL DECISION	7 December 2022
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, Judy Clark, Jeff Organ, Angus Gordon
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 5 December 2022.

MATTER DETERMINED

PPSSWC- 252 – Hawksbury – DA0190/22 – 22 Rifle Range Road, South Windsor, 2756

Demolition of Existing Carpark & Structures, Proposed Staged Development, Construction of Two Enquiry Hubs, Multi-Purpose Courts and Covered Learning Area (COLA), Internal Refurbishment, Relocation and Addition of Demountable Buildings and an Increase of Student Numbers from 1240 to 1360.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 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 Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

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

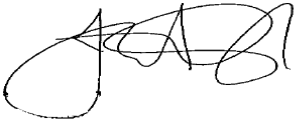




CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered three written submissions made during public exhibition. The Panel notes that issues of concern included:

- Location of proposed multi-purpose court, COLA and changerooms – concerns raised about increased noise levels and privacy from No. 20 Wimbow Place South Windsor.
- Multiple large windows on the second storey of the Year 7-10 Inquiry Hub Building - Privacy concerns – overlooking into the rear yard and house - from No. 20 Wimbow Place South Windsor.
- The operational noise from the school will create a nuisance and impact health - from No. 19 Wimbow Place South Windsor.
- The dwelling has solar panels on the entire north facing side of the roof. Of an afternoon the new construction height will cast a shadow resulting in the loss of generated power that is expected, leading to higher household running costs - from No. 19 Wimbow Place South Windsor.
- The proposal would create an intrusive element looking into the dwelling – from No. 19 Wimbow Place South Windsor.

- Casting shadow will directly impact the dwelling with the afternoon sun being eliminated and concerns mould may manifest in shaded areas – from No. 19 Wimbow Place South Windsor.
- Students at the school will be capable of throwing objects at the occupants in the dwelling, the premises and dwelling can be maliciously damaged - from No. 19 Wimbow Place South Windsor.
- The local street network will become congested due to the proposed increase of the students. Senior students park in the local streets – concern from a general resident.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 Judy Clark	 Jeff Organ
 Angus Gordon	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC- 252 – Hawkesbury – DA0190/22
2	PROPOSED DEVELOPMENT	Demolition of Existing Carpark & Structures, Proposed Staged Development, Construction of Two Enquiry Hubs, Multi-Purpose Courts and Covered Learning Area (COLA), Internal Refurbishment, Relocation and Addition of Demountable Buildings and an Increase of Student Numbers from 1240 to 1360
3	STREET ADDRESS	22 Rifle Range Road, South Windsor, 2756
4	APPLICANT/OWNER	The Trustees of the Roman Catholic Church for the Diocese of Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Biodiversity Conservation Act 2016 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Hawkesbury Local Environmental Plan 2012. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hawkesbury Development Control Plan (HDCP) 2002 Flood Policy 2020 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: 2 December 2022 Written submissions during public exhibition:3 Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 31 October 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Judy Clark Jeff Organ, Angus Gordon (attended via phone call) <u>Council assessment staff</u>: Sanzida Alam, Andrew Kearns, Sean Khoo <u>Applicant representatives</u>: Mark Desylva, Mark Compton, Jeremy Swan, Daniel Donai, Catherine Walker, Amanda Tobias, Wayne Johnson, Raja Sanber, Kenny Lim
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report