

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Monday, 17th February 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Jeni Pollard and Glenn McCarthy
APOLOGIES	Ross Fowler
DECLARATIONS OF INTEREST	Nil

Public meeting held at Penrith Council, Pasadena Room, 601 High Street, Penrith on 17 February 2020, opened at 3:00pm and closed at 3:15pm.

MATTER DETERMINED

PPSSWC-34 – Penrith Council – DA19/0746 at 52-68 Taylor Road, Cranebrook – Construction of an Extension to St Paul's Grammar 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

1. The proposed development will upgrade and add to school facilities servicing the needs of the expanding Sydney Western City District and the Penrith local government area.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including, SEPP (Educational Establishments and Child Care Facilities) 2017, SEPP 55-Remediation of Land, SEPP (Infrastructure) 2007. The proposal is also consistent with the provisions of the Design Guide for Schools.
3. Clause 7 of SEPP 55 has been complied with as the history of the land as assessed by Council staff did not identify any past use or other issue which suggest that the land may be contaminated and appropriate consent conditions have been imposed in the event of any unexpected finds.
4. The proposal adequately satisfies the applicable provisions and objectives of Penrith LEP 2010.
5. The proposed development, subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the operation of the local road system and the amenity of nearby existing residential premises.

6. While 15 trees will be removed from the site to facilitate the development, the Panel considers the proposal to replace the trees at a replacement rate of 5 trees to every tree to be removed acceptable. A condition of consent has been imposed to this effect.
7. The site is mapped bushfire prone land, but the proposed development will comply with the requirements of Planning for Bush Fire Protection 2006. All conditions recommended by the RFS have been applied as conditions of consent.
8. The proposal does not increase the student population and, consequently, there are not anticipated to be any traffic consequences.
9. Appropriate conditions regarding the management of stormwater have been imposed.
10. There were no submissions.

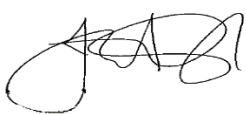




In consideration of conclusions 1- 10 above it is considered the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report, together with additional conditions tabled at the Final Briefing on 17 February 2020, including reference to plans amended to address reduced clerestory glazing.

An additional condition is to be added:

Prior to the issuing of a construction certificate, a construction management plan is to be submitted to the principal certifying authority covering risks associated with the potential interaction between students and construction activities and vehicle movements.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurrán
 Louise Camenzuli	 Jeni Pollard
 Glenn McCarthy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-14 – Penrith Council – DA19/0746
2	PROPOSED DEVELOPMENT	<p>The proposed development is for the construction of an extension to St Paul's Grammar School, including:</p> <ul style="list-style-type: none"> (a) demolition of existing senior school hall and nearby demountable buildings with a GFA of circa 1430sqm; (b) removal of 15 trees; (c) construction of a two storey Innovation Learning Centre with a GFA of 3,888sqm; and (d) associated landscaping and drainage works.
3	STREET ADDRESS	52-68 Taylor Road, Cranebrook
4	APPLICANT/OWNER	<p>Applicant: Richard Hogan & Co Pty Ltd Surveying & Development Consultants</p> <p>Owner: St Paul's Grammar School Penrith Ltd</p>
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- Remediation of Land ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 -1997) (SREP 20) ○ Penrith Local Environmental Plan 2010 ○ SEPP (Educational Establishments and Child Care Facilities) 2017 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Penrith Development Control Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: clause 143 • 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: 3 February 2020 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> • In support – N/A • In objection – N/A • Council assessment officer – Jane Hetherington • On behalf of the applicant – Tania Shephard and Ian Wake
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: Monday, 17th February 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Jeni Pollard ○ <u>Council assessment staff</u>: Jane Hetherington • Final briefing to discuss council's recommendation, Monday, 17th February 2020, 2:15pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Glenn McCarthy and Jeni Pollard

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Jane Hetherington
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and those tabled at the Final Briefing on 25 October 2019.