

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 June 2022, with site inspection undertaken before briefing
LOCATION	7 Murphy Lane, Orange

BRIEFING MATTER(S)

PPSWES-134 – Orange– DA2022/029 - 7 Murphy Lane, Orange

Educational establishment (demolition, new building, increase in student numbers) - Development consent is sought for a 3-storey building for classrooms and outdoor area, an increase in student numbers to 750, and removal of a shed.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Graham Brown, Sandra Hutton and Allan Renike
APOLOGIES	Jeff Whitton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Paul Johnston and Christopher Brown
DPE STAFF	Sung Pak

KEY ISSUES DISCUSSED

Infrastructure

- The Panel notes the 50% increase in student numbers proposed for the site. Therefore, it will be necessary for the applicant to show in master plan form how the increase in student numbers is to be accommodated on site. In addition, details of externalities associated with the proposed increase in student numbers are to be provided, such as pedestrian movements, onsite car parking, etc.
- The applicant should address the adequacy of infrastructure to accommodate 750 students on the site.
- Council should address whether sufficient car parking spaces and ‘Kiss and drop off’ queuing capacity is proposed.
- Council should identify which conditions under current consents for the site should be modified and /or replaced with new conditions of consent.
- Transport for NSW’s comments will be critical in addressing the proposed increase in student numbers and the management of school drop offs.

Exising Consent/s

- Council will consider if there are any operational conditions under the exising consent/s that need to re-iterated and addressed in respect of the current application.

- The Panel requested Council clarify in the assessment report details of the current consent allow that need to be captured, what is to be abandoned, what is being modified, and what is to be transferred over, as well as considering whether the current consent should be surrendered the when the new consent is activated.
- The Panel cited the s4.17(1) of the EP&A Act, whereby the consent authority can require the modification or surrender of an existing consent, viz:
 - 4.17(1) a condition of development consent may be imposed if it requires the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11 in relation to the land to which the development application relates.*
 - (b) it requires the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11 in relation to the land to which the development application relates, or*
 - (c) it requires the modification or cessation of development (including the removal of buildings and works used in connection with that development) carried out on land (whether or not being land to which the development application relates).*

Bulk and Scale

- The Panel considers the bulk of the proposed building should be redesigned to appropriately respond to the site's topography by stepping down the second/third storey and, through appropriate treatment of the façade, reducing overlooking of the neighbouring site.

Noise

- Council requested an acoustic report to address noise associated with the use of new building on any future development of the adjoining residential land.

Operating Hours

- Council is to assess if the applicant is proposing any other additional use/s other than schooling or after hour activities for the site and review the operating hours under the current consent.
- Council is to assess if there are any potential impacts from any additional uses during the proposed operating hours.