

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 October 2021 at 1.30pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSWES-85 – Blayney – DA63/2021

32 Park Street, Millthorpe

The proposed development involves:

- Erection of a two (2) storey Learning Hub Building;
- Refurbishment of the existing classroom building (Block B) and Upgrades to the Special Programs, Administration, Library, Hall and Canteen Buildings (Blocks C, D, G, J & K);
- Demolition of Block A and the removal of eight (8) demountable buildings;
- Relocation of storage containers and Block H storage sheds; and
- Removal of four (4) existing trees and relocation of one (1) existing tree.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown, David Somerville, Heather Nichols
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Claire Johnstone, Mark Dicker
PANEL SECRETARIAT	Amanda Moylan, Kim Holt

KEY ISSUES DISCUSSED

Clarification of proposed development

- Millthorpe Public School upgrades
- Confirmation RSDA trigger is Crown DA>\$5mil
- New 2 storey building (Learning hub building replacing existing classroom)
- Block B to be retained and refurbished – no external changes proposed
- Existing demountable buildings to be removed
- Outdoor learning area, landscaping and car parking area
- Proposed switchboard and easement to service the property

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Urban context of the site

- Boundary interfaces
- Confirmation RFS and police station adjacent to the north of the site (not residential)

Further information request

- Council previously requested further information from the applicant
- Clarification sought around drop off /pick up area and car parking at Redmond Oval. The Panel noted that Redmond Oval is Crown Land managed by Council. Council is currently seeking owner's consent from Crown Lands and comments as adjoining land owner
- Landscaping details
- Amended plans and supporting information provided by applicant on 27/08/2021 in response to RFI request. Council confirmed that all RFI responses have been received from the applicant

Heritage

- Proposed building height, bulk and setbacks
- Heritage Impact Statement referred to Council Heritage Advisor (external consultant). Site contains multiple heritage items and is located within a heritage area. HIS is in favour of the proposal and advises that heritage considerations can be managed
- To minimise the prominence of the proposed 2 storey building, having regard to the heritage qualities of the single storey Block B, the Panel suggested Council consider enhancements to the management of heritage impacts through an increased street setback of the new building to enhance the prominence and setting of block B

Outstanding Issues

- Crown Lands owner's consent
- Crown Lands referral comments as adjoining owner in relation to traffic and parking
- Ongoing discussions with RMS around access. Awaiting finalisation of comments
- DPIE to assist in obtaining timely referral responses from RMS and Crown Lands
- Council to seek agreement to draft conditions from applicant (Crown DA)
- SEE to include details around stormwater and plans and clarify interface between school and Redmond oval required

Landscaping

- The Panel requested Council consider opportunities to ensure any mature trees which are removed are replaced with semi mature canopy planting.

General Discussion

- Confirmation that school is not seeking an increase in its capacity/student numbers
- Public Exhibition outcomes
- The Panel requested the Council assessment report include consideration of the design principles contained within SEPP (Educational Establishments and Child Care Facilities) 2017.
- Assessment report to be uploaded by Council to ePlanning Portal by 23rd November 2021
- It is the preference of the panel that a site inspection be carried out before a determination, however, this will be dependent on the COVID arrangements and the Panel being able to travel on the 8/9th November 2021

TENTATIVE DETERMINATION DATE SCHEDULED: 30 November 2021

Planning Panels Secretariat

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