

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-23512960 Glenwood High School Upgrade
Applicant	Department of Education
Consent Authority	Minister for Planning

Decision

The Director, Social and Infrastructure Assessments under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

25 August 2022

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including improved educational facilities, 27 operational jobs, 211 construction jobs and \$51,35,529 capital investment;
- the project is permissible with development consent, and is consistent with NSW Government policies including:
 - Greater Sydney Region Plan: A Metropolis of Three Cities;
 - Central City Sydney District Plan;
 - State Infrastructure Strategy 2018-2038; and
 - Transport for NSW's Future Transport Strategy 2056;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions relating to operational traffic impacts, flood management, noise, stormwater and management of construction related impacts including traffic, parking and noise; and
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the Environmental Impact Statement (EIS) as a requirement of the Secretary's Environmental Assessment Requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 19 November until 16 December 2021 (28 days). Three submissions were received, including one objection from Blacktown City Council (Council) to the EIS.

The Applicant submitted a Response to Submissions (RtS) and Supplementary RtS (SRtS) which responded to Council concerns. Council subsequently withdrew its objection, subject to conditions. The Department referred the recommended conditions of consent to Council for review. On 24 August 2022, Council advised it had no concerns with the recommended conditions of consent.

Department representatives visited the site to provide an informed assessment of the proposal.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include car parking and stormwater drainage. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Car parking</i> <ul style="list-style-type: none">Concerns with parking impacts on surrounding streets due the lack of additional car parking on-site to accommodate the additional staff and student capacity.The proposal should comply with the Blacktown Development Control Plan 2015 (BDCP) requirement of one space per staff member.	<i>Assessment</i> <ul style="list-style-type: none">As part of the SRtS, the Applicant amended the proposal to include an additional 25 car parking spaces available to staff on-site.The Department considers that the proposed staff car parking is sufficient as:<ul style="list-style-type: none">while there is a historical shortfall of car parking on the site, based on the existing mode share, all staff parking directly associated with the proposal has been accommodated on-site;any further additional parking on-site would compromise available open play space and tree canopy coverage and on balance this open space loss was not acceptable;the Applicant's Transport and Accessibility Impact Assessment (TAIA) includes the Applicant's commitment to implement sustainable transport options through a School Travel Plan for staff and students to reduce demand for car parking; andCouncil provided a revised submission confirming it supports the amount of parking as proposed under the SRtS.In relation to student car parking, the Department of Education advised that students are discouraged from driving themselves to school by not providing on-site student car parking and promoting sustainable transport modes. Notwithstanding, the Applicant's TAIA concludes that there is sufficient on-street parking available on the surrounding streets.The Department considers that any additional car parking demand by students as a result of the proposed increased in students would not significantly impact on surrounding residents due to there being sufficient on street capacity. <i>Conditions</i> <ul style="list-style-type: none">A School Transport Plan must be prepared in consultation with Council and Transport for NSW including strategies to reduce car usage and promote active transport and monitor operational traffic impacts.The additional 25 car parking spaces must be constructed in accordance with Australian Standards prior to commencement of operation.

<p><i>Stormwater drainage</i></p> <ul style="list-style-type: none"> • The flood and stormwater modelling is insufficient and there is inadequate detail provided for the stormwater management system to ensure compliance with Council's standards. • Concern that water discharged will not be of acceptable quality in accordance with Council's standards. • Concern that stormwater will not be recycled or reused in accordance with Ecologically Sustainable Development principles. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant as part of the SRtS provided additional: <ul style="list-style-type: none"> ○ modelling and design details to demonstrate the on-site capture area and detention system will adequately manage stormwater ○ details including plans to demonstrate that non-potable water will be reused for landscape watering and toilet/urinal flushing ○ details of the on-site stormwater filtering system. • The Department is satisfied the Applicant has demonstrated the site can accommodate the required drainage system including water sensitive urban design measures to appropriately manage the quantity and quality of stormwater run-off in accordance with Council's requirements, subject to conditions. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • Final details and plans of stormwater detention, connection, management and discharge must be prepared in consultation with Council and in accordance with Council's requirements, relevant standards and guidelines. • The Applicant must submit and comply with a 'Stormwater Operation and Maintenance Plan' for the duration of the development.
---	---