

# Notice of decision

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

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-9476 New East Leppington Primary School
<b>Applicant</b>	NSW Department of Education
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

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

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

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

### Date of decision

8 September 2020

### 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;
- 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. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

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 the provision of a new educational facility for 940 primary school students, 394 construction jobs, 60 operational jobs and in the order of \$50.03 million capital investment;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan – A Metropolis of Three Cities, the Greater Sydney Commission's Western City District Plan, State Infrastructure Strategy 2018-2038 and NSW Future Transport Strategy 2055;
- 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 to manage impacts in relation to potential construction and operational impacts on surrounding land uses;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 14 November 2019 until 11 December 2019 (28 days) and received four public submissions, one of which was from the Member for Macquarie Fields – Anoulack Chanthivong MP. No submissions objected to the proposed development. A submission was also received from Campbelltown City Council (Council).

The Department also undertook an inspection of the site.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker included traffic, transport and parking and built form and urban design. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Traffic</i></p> <ul style="list-style-type: none"> <li>• The traffic impact of the proposal may require an upgrade to the intersection of Elkhorn Street and Commissioners Drive, including the examination of whether a signalised intersection is reasonable.</li> <li>• The location of the entrance to the staff carpark could cause safety issues for pedestrians and motorists.</li> <li>• The proposed internal East Leppington bus route should be operational prior to the school opening.</li> <li>• Council advised:               <ul style="list-style-type: none"> <li>○ a Traffic and Parking Management Plan should be prepared prior to operation of the school.</li> <li>○ the bus bay appears to be too long.</li> <li>○ the Applicant should consider reducing the number of access points to the site.</li> </ul> </li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• A Traffic Impact Assessment (TIA) was submitted that considered the impacts of the proposal on the surrounding road network.</li> <li>• The Applicant provided an addendum to the TIA as part of its Response to Submissions (RtS) which responded to the concerns of the public and Council including providing commentary regarding the suitability of site accessways, pedestrian safety, bus bay length and proposed locations for crossings.</li> <li>• The TIA and addendum concluded that key intersections in the locality would continue to operate at a good level of service (LoS) when the school is fully operational.</li> <li>• The Department is satisfied the local road network could reasonably accommodate the additional traffic generated by the development and that sufficient parking (including accessible parking) is proposed on site and drop-off/pick-up facilities are proposed within the adjoining streets.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>• Conditions of consent require;               <ul style="list-style-type: none"> <li>○ the Applicant to prepare a School Transport Plan to minimise impacts on the surrounding road network and prioritise alternative modes of transportation.</li> <li>○ School zones and pedestrian crossings to be provided in accordance with Council and TfNSW requirements prior to operation of the school.</li> </ul> </li> </ul>
<p><i>Public Domain</i></p> <ul style="list-style-type: none"> <li>• Council advised:               <ul style="list-style-type: none"> <li>○ the use of the road reserve for the drop-off / pick-up zone could limit the area required for other public domain infrastructure (footpath's, stormwater pits etc.).</li> <li>○ additional land may need to be dedicated to Council to ensure all required infrastructure can be located in the road reserve.</li> </ul> </li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• Preliminary civil works plans were submitted with the Environmental Impact Statement (EIS) that identified the location of proposed infrastructure in the road reserve.</li> <li>• As part of the RtS, the Applicant submitted detailed civil works plans.</li> <li>• The Department is satisfied that the required infrastructure in the road reserve has been considered by the Applicant and that detailed civil works plans for the public domain can be prepared to the satisfaction of Council as a condition of consent.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>• To ensure the public domain works, including the drop-off / pick-up zone, bus zone and location and width of footpaths are installed or augmented to the satisfaction of Council (as a road authority), the Department has required the submission of a detailed Public Domain Works Plan as a recommended condition of consent.</li> </ul>