

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-39005127 Alterations and Additions to Meriden Senior School
Applicant	Meriden School
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director 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

7 August 2023

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 2021;
- 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 proposal (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 development of new school infrastructure to provide flexible learning spaces, a capital investment of approximately \$55,366,433 million and is expected to generate 198 jobs including 175 construction jobs and 23 operational jobs;
- 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;
 - Eastern City District Plan;
 - State Infrastructure Strategy 2022-2042; and
 - NSW 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 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. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; 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 proposal.

Once the EIS was submitted to the department it was placed on exhibition from 30 August 2022 until 26 September 2022 (28 days). Three submissions were received including comments from Strathfield Council (Council), Sydney Water and one public objection. The Amendment Report was submitted to the department and was placed on exhibition from 4 April 2023 until 4 May 2023 (28 days). Two submissions were received including comments from Council and Sydney Water.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include traffic, impacts on the character of the area and wider Conservation Area and concerns regarding loss and use of open space. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Use of public open space</i></p> <ul style="list-style-type: none"> The school should allow for shared use of its facilities with the community. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The applicant has advised that the School's facilities will be used only by its students and maintained by the School. This primarily due to the use of the campus by the Meriden School community during the day and in the evening six days per week, with Sunday being a day of rest. As such, it is considered that wider community use of the facilities is not readily possible.
<p><i>Landscaping and trees</i></p> <ul style="list-style-type: none"> The boundary hedge along 19-21 Margaret Street should be retained. Additional canopy trees should be provided. Front fence should provide alternate footing to protect trees. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> It is noted that the existing hedge is in poor condition, however replacement screen planting is proposed along this boundary, and conditions to secure tree planting and fence works are recommended. <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> A revised landscape plan to include planting along the boundary with 19-21 Margaret Street. Replacement trees at a ratio of 2:1 trees lost. Detailed fence plans including footing to protect trees in TPZs.
<p><i>Construction</i></p> <ul style="list-style-type: none"> CMP should include temporary pedestrian access on Redmyre Road 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> A revised CMP will be secured as a condition of consent, including pedestrian access. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Conditions include a revised CMP.