

7.3 DRAFT PLANNING PROPOSAL - WOLLONDILLY ANGLICAN COLLEGE

DEVELOPMENT INFORMATION

Reason for LPP Referral:	The Local Planning Panel Direction - Planning Proposals, issued on 27 September 2018, requires all planning proposals to be referred to the LPP for advice before Council considers whether or not to forward it to the Minister or GSC under s3.34.
Lot & DP – Subject Site:	Lot 12 DP 1122904, Lot 2 DP 8775785, Lot 4 DP 1010127 and part of Lot 3 DP DP1010127
Proposal:	Rezone land from Primary Production to Special Purposes
Zoning:	Current: RU1 Proposed: SP2 (Educational Establishment and Place of Public Worship)
Applicant:	The Anglican Schools Corporation
Owner:	The Anglican Schools Corporation
Notification:	Preliminary notification completed
Submissions:	Two
Recommendation:	Referred for advice

EXECUTIVE SUMMARY

- This Report seeks the Panel's advice on a draft planning proposal (draft PP) for land at the Wollondilly Anglican College, in accordance with Section 2.19 of the *Environmental Planning & Assessment Act 1979*.
- A draft PP was received for land owned by the Wollondilly Anglican College – located at 3000 Remembrance Driveway, 1 Olive Lane, 5 Olive Lane and part of 3 Olive Lane in Bargo (not owned by the College).
- This draft PP seeks to amend the Wollondilly Local Environment Plan 2011 to rezone the above land from its current status of RU1 (Primary Production) to SP2 (Educational Establishment and Place of Public Worship) to accommodate an expansion in the College.
- Preliminary public consultation was undertaken on the proposal and two submissions were received which did not object to the proposal but raised some general concerns.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extend to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that the Panel:
 - Note the Assessment Report
 - Support the proposed rezoning of this land, with a provision to allow Council to recommend adjustments to zone boundaries and classifications as determined through further consultation; and
 - Provide advice in accordance with the Local Planning Panel Direction – Planning Proposals, issued on 27 September 2018 which will be attached to a future report to Council.

PUBLIC SUBMISSIONS

The Panel were addressed by two speakers.

PANEL CONSIDERATIONS AND REASONS FOR ADVICE

On Thursday 30 May 2019, the Panel inspected the subject site.

The Panel noted the condition of the site, the surrounding land uses including the colliery and the current land uses in Olive Lane.

The Panel noted that:

1. Wollondilly Anglican College is providing a recognised community benefit
2. The school is under demand to grow
3. The location of the school has strategic merit
4. The land use pattern of the immediate local area has changed significantly in recent years
5. The proposed use is not inconsistent with the current pattern of use in the locality
6. The land is capable of supporting the proposed works
7. The additional facilities will provide benefit to the students

The Panel also noted that:

1. The driveway to Lot 3 separates Lot 4 from the rest of the school land holding
2. There is currently no direct pedestrian access to Lot 4 without either traversing the access road within Lot 3 or entering Olive Lane
3. The school does not own Lot 3 or have owners agreement to the use of the access road to access Lot 4
4. The western portion of Lot 12 contains significant bushland
5. The future use of this land was not clearly defined in the Draft Planning Proposal

ADVICE TO COUNCIL

The Wollondilly Shire Local Planning Panel advises Council that the draft planning proposal does have strategic merit subject to the following:

1. That the proponent enter negotiations with the Owner(s) of Lot 3 to explore the opportunity for the provision of direct access from the school to Lot 4 (this could involve relocation of the access road to Lot 3).
2. Should the negotiations outlined in 1 above fail, then Lot 3 be removed from the planning proposal.
3. That the planning proposal clarify the intended use of the land forming the western portion of Lot 12 west of the existing sports field (the Panel recommend that this land be retained as an environmental zone).
4. That the planning proposal include an indicative master plan for the entire campus.

VOTING

4/0

The public part of the meeting closed at 7.33pm.

The full meeting closed at 9.32pm.

The minutes of this meeting were confirmed by the Chair.

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CHAIRPERSON