

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	10 December 2018
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Bruce McDonald, Lara Symkowiak and Peter Sidgreaves
<b>APOLOGIES</b>	Lara Symkowiak
<b>DECLARATIONS OF INTEREST</b>	Councillor Peter Sidgreaves disclosed that he is employed by Sydney Catholic Schools, whereas the school proposed with this DA is within the control of Wollongong Catholic Schools – a different corporate entity. He therefore advised that he considered he was able to consider the DA objectively and independently. The Panel accepted that assessment.

Public meeting held at Camden Council on 10 December 2018, opened at 12.35pm and closed at 12.50pm.

#### MATTER DETERMINED

Panel Ref – 2018SSW029 – LGA – Camden – DA2018/765/1 AT 1 Sedgewick Street, Smeaton Grange (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings, the assessment recorded in the staff report, and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.

#### REASONS FOR THE DECISION

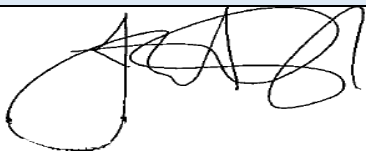



1. The proposed development will provide enhanced educational facilities in this established school within this rapidly expanding sector of Camden local government area.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Rural Fires Act 1997, SEPP 55 -Remediation of Land, SEPP (Infrastructure) 2007, SEPP (Educational Establishments and Child Care Facilities) 2017 and Sydney Regional Environmental Plan No2 - Hawkesbury - Nepean River.
3. The proposal adequately satisfies the applicable objectives and provisions of Camden LEP 2011. It is noted that under the provisions of SEPP (Educational Establishments and Child

Care Facilities) 2017, Camden DCP does not apply to the matters identified in clause 26 of that SEPP.

4. The proposed development subject to the conditions imposed, which include General Terms of Approval issued by NSW Rural Fire Service and Endeavour Energy, will have no unacceptable adverse impacts on the natural or built environments including the significance of environmental heritage items located on the site, or the operation of the local road network. The Panel notes that the proposal does not provide for increased student attendance numbers and that a condition to that effect is imposed.
5. The proposed development is considered to be of acceptable form and scale not inconsistent with the industrial context in which the site is placed and the residential area opposite in Narellan Road.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and its approval is in the Public interest

### CONDITIONS

The development application was approved subject to the conditions recommended in the Council Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Bruce McDonald	 Peter Sidgreaves

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SSW029 – LGA – Camden – DA2018/765/1
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing secondary high school including the construction of a two-storey general learning area, tree removal and associated site works.
3	STREET ADDRESS	1 Sedgewick Street, Smeaton Grange
4	APPLICANT/OWNER	Michael Luckman from City Plan Services on behalf of Catholic Education Office. Dioceses of Wollongong/Trustees of the Roman Catholic Church for The Diocese of Wollongong
5	TYPE OF REGIONAL DEVELOPMENT	Private Infrastructure Facility CIV over \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</li> <li>○ Camden Development Control Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Camden Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 12 October 2018</li> </ul>

		<ul style="list-style-type: none"> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Francisco Medina and Charles Glanville</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection – 22 October 2018</li> <li>• Final briefing meeting to discuss council’s recommendation, 10 December 2018 – 12.00pm to 12.30pm.</li> <li>• Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Bruce McDonald and Peter Sidgreaves</li> <li>○ <u>Council assessment staff</u>: Stephen Pratt and Jordan Davies</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council assessment report