

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	4 December 2025
DATE OF PANEL DECISION	3 December 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Steve Murray, Natasha Harras
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared a conflict of interest as his company is engaged by this applicant on another project.

Papers circulated electronically on 2 December 2025.

MATTER DETERMINED

PPSSCC-722 – The Hills Shire – DA 1588/2025/JP at 1 Wellgate Avenue, North Kellyville – School Building and Associated Works (Our Lady of the Angels Primary School). (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 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report which have been summarised below:

The Development Application has been assessed against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021, The Hills Local Environmental Plan 2019 and The Hills Development Control Plan 2012 and is considered satisfactory.

The panel notes that:

- The application is for a two-storey school building and associated works that replaces an existing single storey building
- No changes are proposed to staff numbers
- No changes are proposed to student numbers
- No changes are proposed to car parking provision.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report which include a deferred commencement condition to ensure that stormwater generated by the development is adequately managed on the site.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Traffic impacts

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Steve Murray 
Natasha Harras 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-722 – The Hills Shire – DA 1588/2025/JP
2	PROPOSED DEVELOPMENT	School Building and Associated Works (Our Lady of the Angels Primary School).
3	STREET ADDRESS	1 Wellgate Avenue, North Kellyville
4	APPLICANT/OWNER	Catholic Schools Parramatta Diocese / Trustees Roman Catholic Church Diocese Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 30 November 2025 • Written submissions during public exhibition: One (1) • Total number of unique submissions received by way of objection: One (1)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report