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| DATE OF DETERMINATION | 20 May 2021 |
| PANEL MEMBERS | Jan Murrell (Chair), Susan Budd, Murray Matson, Christie Hamilton |
| APOLOGIES | Carl Scully, Roberta Ryan |
| DECLARATIONS OF INTEREST | None |

Papers circulated on 6 May 2021.

MATTER DETERMINED

PPSSEC-70 – Randwick – DA/249/2020 – 25-45 Donovan Avenue, Maroubra (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 and briefings and the matters observed at site inspections listed at item 8 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 Officer's assessment report and recommended conditions subject to an amendment to Condition 16 to address an inaccuracy in the Council Officer's assessment report.

- The Panel is satisfied that the development will provide improved facilities for the school and parish community without increasing the number of students and teachers.
- The Panel is satisfied with the same number of pupils the development will not create unreasonable impacts.
- The Panel considered the applicants submission regarding the monetary contribution, however, the Panel accepts the officer's recommendation and considers the development is not exempt from the requirement to make a monetary contribution.

CONDITIONS





The development application was approved subject to the conditions in the Council Officer's assessment report with the following amendment.

Unexpected finds protocol

16. An unexpected finds protocol is to be prepared and documented by a suitably qualified contaminated land environmental consultant and shall be submitted to Council and the Certifier. Any new information which is identified during site works, demolition or construction works that has the potential to alter previous conclusions about site contamination or the remediation strategy shall be notified to a suitably qualified contaminated land (environmental) consultant and the Council immediately in writing. Following any unexpected finds, all details are to be submitted to Council for approval prior to further works being carried out.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition that would result in an increase of community concern. Furthermore, appropriate conditions have been placed on the approval to ameliorate impacts.

| PANEL MEMBERS | |
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|  Jan Murrell (Chair) |  Susan Budd |
|  Christie Hamilton |  Murray Matson |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | PPSSEC-70 – Randwick – DA/249/2020 |
| 2 | PROPOSED DEVELOPMENT | Demolition of existing Block B, construction and replacement of Block B (three storeys), temporary demountable buildings, continued use as an educational establishment, building identification signage, tree removal, landscaping and associated works. |
| 3 | STREET ADDRESS | 25-45 Donovan Avenue, Maroubra |
| 4 | APPLICANT/OWNER | Paul Ojobo on behalf of Sydney Catholic Schools |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Private infrastructure and community facilities over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy Educational establishment and childcare facilities 2017 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land Randwick Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Randwick Comprehensive Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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 | <ul style="list-style-type: none"> Council assessment report: 6 May 2021 Written submissions during public exhibition: Nil |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Briefing: 12 November 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Murray Matson, Christie Hamilton <u>Council assessment staff</u>: Louis Coorey, Frank Ko Site inspection: Panel members visited the site independently, prior to 20 May 2021 Final briefing to discuss council's recommendation: 20 May 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Jan Murrell (Chair), Susan Budd, Murray Matson, Christie Hamilton <u>Council assessment staff</u>: Louis Coorey, Sohail Faridy, Frank Ko <u>Applicant representatives</u>: Sandra Robinson, Tim Blackall |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the Council Officer's assessment report |