

DATE OF DETERMINATION	26 July 2023
DATE OF PANEL DECISION	25 July 2023
DATE OF PANEL BRIEFING	24 July 2023
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Hassan Awada
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 July 2023.

MATTER DETERMINED

PPSSSH-116 – Sutherland Shire Council – DA22/0643 at 1 Pitt Street, Loftus – The proposal is for the construction of additional educational facilities and a new car park and associated internal road upgrade works, earthworks, stormwater drainage and landscaping at the existing Cook School.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters 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 below:

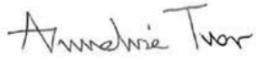




- The proposed development is a permissible development with consent within the SP2 Infrastructure Zone and is consistent with the relevant zone objectives. It complies with the applicable State Environmental Planning Policies and satisfies the relevant provisions of Sutherland Shire Local Environmental Plan 2015 and Sutherland Shire Development Control Plan 2015.
- The proposal will provide additional education facilities to support students who have previously found mainstream education to be educationally and socially challenging.
- The subject site is suitable for the proposed development and will not result in any significant adverse impacts on the surrounding area.
- The building design is consistent in bulk and scale with the surrounding educational establishment.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report as amended on 24 July 2023 and uploaded to the Planning Portal.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions from members of the public were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Annelise Tuor (Chair) 	Penelope Holloway 
Glennis James 	Carol Provan 
Hassan Awada 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-116 – Sutherland Shire Council – DA22/0643
2	PROPOSED DEVELOPMENT	The proposal is for the construction of additional educational facilities and a new car park and associated internal road upgrade works, earthworks, stormwater drainage and landscaping at the existing Cook School.
3	STREET ADDRESS	1 Pitt Street, Loftus
4	APPLICANT/OWNER	NSW Schools Infrastructure/ NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development 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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Biodiversity Conservation Act 2016 Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Sutherland Development Control Plan 2015 (SSDCP 2015) 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	<ul style="list-style-type: none"> Council assessment report: 20 June 2023 Written submissions during public exhibition: One (1) from Sutherland Shire Council, Open Space Assets team
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 30 August 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Kent Johns, Carol Provan <u>Council assessment staff</u>: Thomas Mithen, Beth Morris, Amanda Treharne, Vivian Tran, Medha Trivedi, Alec Richardson <u>Applicant Representatives</u>: Tracey Mulherin, Lisa Wrightson, Nicholas Lau, Sam Rigoli, Dean Slattery, Christopher Young, Amanda Hill Site inspection: 8 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Hassan Awada <u>Council assessment staff</u>: Sue McMahon Final briefing to discuss council's recommendation: 24 July 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Hassan Awada

		<ul style="list-style-type: none"> ○ <u>Council assessment staff:</u> Sue McMahon, Ben Latta, Amanda Treharne, Thomas Mithen ○ <u>Applicant representatives:</u> Ben Miller, Nick Stevanovic, Amanda Hill, Farah Adam, Nathan Gallon, Tracey Mulherin, Lisa Wrightson, Nicholas Lau, Sam Rigoli, Dean Slattery
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and as updated on 24 July 2023.