



DATE OF DETERMINATION	17 December 2025
DATE OF PANEL DECISION	17 December 2025
DATE OF PANEL BRIEFING	15 December 2025
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 December 2025.

MATTER DETERMINED

PPSSSH-187 – GEORGES RIVER - DA2024/0609 at 83-95 The Avenue, Hurstville NSW 2220 & 78-98 Park Road, Hurstville NSW 2220 (Lot 99 / DP 1595; Lot 2 / DP 166769; Lot 97 / DP 1595; Lot 1 / DP 166769; Lot B / DP 332108; Lot A / DP 363725; Lot 27 / DP 1595; Lot 2 / DP 319591) - Demolition of existing demountable buildings and construction of a new two storey science laboratory building with associated landscaping and site infrastructure. (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 Assessment Report. In particular, the Panel notes that:

- The application was amended to address the building's heritage setting, principally by increasing the set back of the upper level, changes to built form, materials and landscaping.
- The council's assessment report has considered the relevant matters under section 4.15 of the Environmental Planning and Assessment Act 1979.
- 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 the Georges River Local Environmental Plan 2021 and the Georges River Development Control Plan 2021.
- The proposed development appropriately responds to the site, is compatible with the development within the surrounding area and does not result in unreasonable impacts on residential amenity.
- Approval of the development is in the public interest.

CONDITIONS

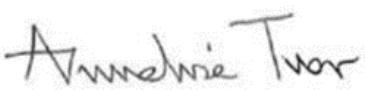
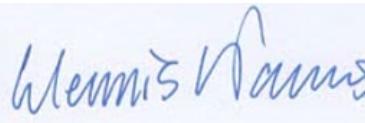
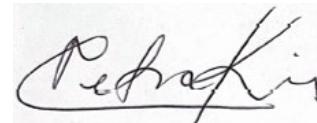
The Development Application was approved subject to the conditions in the Council Assessment Report with amendments, requested by the applicant and agreed to by Council, to Conditions 26 and 32 in relation

to BCA requirements and Conditions 60, 62 and 65 to clarify works required at “final” occupation certificate.

The final conditions were uploaded to the Planning Portal on 17 December 2025.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Annelise Tuor	 Penelope Holloway
 Glennis James	 Christina Jamieson
 Sam Stratikopoulos	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSSH-187 – GEORGES RIVER - DA2024/0609
2	PROPOSED DEVELOPMENT	Demolition of existing demountable buildings and construction of a new two storey science laboratory building with associated landscaping and site infrastructure
3	STREET ADDRESS	83-95 The Avenue, Hurstville NSW 2220 & 78-98 Park Road, Hurstville NSW 2220 ((Lot 99 / DP 1595; Lot 2 / DP 166769; Lot 97 / DP 1595; Lot 1 / DP 166769; Lot B / DP 332108; Lot A / DP 363725; Lot 27 / DP 1595; Lot 2 / DP 319591)
4	APPLICANT/OWNER	Applicant: Dennis Macan (EPM Projects) obo Anglican Schools Corporation Owner: Anglican Schools Corporation
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"> ○ SEPP (Biodiversity Conservation) 2021 ○ SEPP (Planning Systems) 2021 ○ SEPP (Resilience and Hazards) 2021 ○ SEPP (Sustainable Buildings) 2022 ○ SEPP (Transport and Infrastructure) 2021 ○ SEPP (Industry and Employment) 2021 ○ Georges River Local Environmental Plan 2021 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ GRDCP Part 3 – General Planning Considerations ○ GRDCP Part 5 – Residential Locality Statements • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 1 December 2025 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 24 March 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos ○ <u>Council assessment staff</u>: Patrick Santos, Nicole Askew, Carine Elias ○ <u>Applicant representatives</u>: Dennis Macan (Anglican Schools Corporation), Emma Burgess (Danebank School), Oskar Pecyna (Danebank School), Sam Ibrahim (Danebank School), Amy Cropley (EPM Planning), Bhavna Arumugam (EPM Projects), Danae Bain (EPM Projects), Suyasha Khatry (EPM Projects), Chris Pan (Danebank), Chris Martin (Leaf Architecture), Russell Lee (Robert Lee Architects) ○ <u>DPHI</u>: Amanda Moylan, Tracey Gillett

- Site inspection: 4 March 2025
 - Panel members: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos
 - Council assessment staff: Atalay Bas, Patrick Santos
 - Applicant representatives: Sam Ibrahim (Danebank Anglican School)
 - DPHI: Nikita Lange
- Status Update Briefing: 18 August 2025
 - Panel members: Annelise Tuor (Chair), Penelope Holloway, Christina Jamieson, Sam Stratikopoulos
 - Council assessment staff: Diana Berro, Atalay Bas, Peter Oriebov, Michael Edwards
 - Applicant representatives: Dennis Macan (Senior Manager Capital Works, Anglican Schools Corporation), Oskar Pecyna (Head of Business Services, Danebank School), Sam Ibrahim (Property & Facilities Manager, Danebank School), Amy Cropley (Associate Planner, EPM Planning), Bhavna Arumugam (Senior Project Manager, EPM Projects), Danae Bain (Senior Associate, EPM Projects), Jo Simmons (Head of Design, Culture and Strategy Leaf Architecture), Chris Martin (Architect, Leaf Architecture), Suyasha Khatry (Project Coordinator, EPM Projects)
 - DPHI: Tracey Gillett
- Final briefing to discuss council's recommendation: 15 December 2025
 - Panel members: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos
 - Council assessment staff: Peter Oriebov
 - Applicant representatives: Oskar Pecyna (Head of Business Services, Danebank School), Sam Ibrahim (Property & Facilities Manager, Danebank School), Stephen Earp (Head of Planning, EPM Planning), Bhavna Arumugam (Senior Project Manager, EPM Projects), Danae Bain (Senior Associate, EPM Projects), Chris Pan (Assistant Head of Business Services, Danebank), Chris Martin (Architect, Leaf Architecture), Suyasha Khatry (Project Coordinator, EPM Projects)
 - DPHI: Tracey Gillett

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report, as amended and uploaded to the Portal on 17 December 2025.