

<b>DATE OF DETERMINATION</b>	30 November 2022
<b>DATE OF PANEL DECISION</b>	30 November 2022
<b>DATE OF PANEL MEETING</b>	30 November 2022
<b>PANEL MEMBERS</b>	Chris Wilson (Acting Chair), Renata Brooks, Graham Rollinson
<b>APOLOGIES</b>	Chris Homer
<b>DECLARATIONS OF INTEREST</b>	Tim Fletcher - <i>COI as working on a different project with architects EJA for Shoalhaven City Council. Member did not participate.</i>

Papers circulated electronically on 16 November 2022.

#### **MATTER DETERMINED**

PPSSTH-167 – Shellharbour – DA0291/2022 at Lot 2 DP 1144885 – Learning Centre, removal of 10 trees (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. The project is one that will have clear benefits to both the school and the wider community.




#### **CONDITIONS**

The Development Application was approved subject to the conditions in the Council Assessment Report with the minor amendments to the Councils recommended conditions as follows:

- Delete condition 6 - Owners consent  
*Reason: Condition is considered to be superfluous.*
- Renumber conditions to reflect deletion of condition 6
- Reference NSW RFS GTAs in landscape plan condition (new condition 8)  
*Reason: To ensure revised landscape plan is consistent with the NSW RFS GTAs*
- Amend new condition 32b to reflect current name of Department of Planning and Environment

### CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Chris Wilson (Acting Chair)	 Renata Brooks
 Graham Rollinson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-167 – Shellharbour – DA0291/2022
2	PROPOSED DEVELOPMENT	Learning Centre, removal of 10 trees
3	STREET ADDRESS	Lot 2 DP 1144885 - 1 Piper Drive DUNMORE
4	APPLICANT/OWNER	The 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"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Shellharbour Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Shellharbour Development Control Plan 2013YYYY</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2000</i></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: <b>16 November 2022</b></li> <li>Council Addendum Assessment Report: <b>28 November 2022</b></li> <li>Written submissions during public exhibition: 0</li> <li>Total number of unique submissions received by way of objection: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Council / Applicant Briefing &amp; Site Inspection: 28 September 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Chris Wilson (Acting Chair), Graham Rollinson, Chris Homer</li> <li><u>Council assessment staff</u>: Zoe Madaschi, Nicole Doughty, Jasmina Micevski</li> <li><u>Applicant representatives</u>: Johnathan Turnbull (Shellharbour Anglican College)</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 30 November 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks, Graham Rollinson</li> <li><u>Council assessment staff</u>: Madeline Cartright, Zoe Madaschi, Kelly Grieve, Matt Rawson</li> <li><u>Applicant representatives</u>: Andrew Baxter (TASC), Graham Betts (AEJ Architects)</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report