

DATE OF DETERMINATION	25 November 2025
DATE OF PANEL DECISION	25 November 2025
DATE OF PANEL BRIEFING	25 November 2025
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Heather Warton, Chris McCann
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 November 2025.

MATTER DETERMINED

PPSSTH-551 – WINGECARRIBEE - DA25/2187 at Chevalier College, 566 Moss Vale Road BURRADOO NSW 2576 – Alteration and addition to the existing McGrath Hall that will involve demolition of the western portion for a new food technology classroom, hospitality kitchen, covered outdoor learning area and other associated amenities and storage rooms. (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 the briefing 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 and approve the application for the reasons outlined in the Council Assessment Report.

- The development application had been considered in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulations.
- A thorough assessment in terms of section 4.15 of the *Environmental Planning and Assessment Act 1979* had been undertaken.
- The preconditions to the grant of consent have been satisfied.
- The proposal is unlikely to result in any unacceptable amenity, environmental or land use safety impacts subject to the imposition of the conditions of consent as amended.
- The proposal is considered appropriate, having regard to the zoning of the site, the provisions of the Wingecarribee LEP 2010, and other applicable environmental planning instruments.
- The development will enhance the learning and teaching experience for both existing school students and teachers.

CONDITIONS

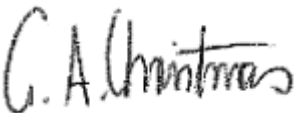
The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Condition 7 – for clarity, amend so that the condition requiring the Fire Safety Existing Building Upgrade relates to the “existing hall building” only

- Conditions 9 – Amend to specify that the Water NSW concurrence and conditions are attached to form part of the consent as Attachment A
- Condition 10 – Amend to correct reference to NSW RFS General Terms of Approval and to specify that they form part of the consent as Attachment B

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	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	 Heather Warton
 Chris McCann	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-551 – WINGECARRIBEE - DA25/2187
2	PROPOSED DEVELOPMENT	Alteration and addition to the existing McGrath Hall that will involve demolition of the western portion for a new food technology classroom, hospitality kitchen, covered outdoor learning area and other associated amenities and storage rooms.
3	STREET ADDRESS	Chevalier College, 566 Moss Vale Road BURRADOO NSW 2576
4	APPLICANT/OWNER	Applicant – CHEVALIER COLLEGE Owner – SOCIETY OF MISSIONARIES OF SACRED HEART
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 (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Wingecarribee Local Environmental Plan 2010 - Draft environmental planning instruments: Nil - Development control plans: - Bowral Township Development Control Plan - 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	- Council Assessment Report: 20 November 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	- Final briefing to discuss council's recommendation: 25 November 2025 <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Heather Warton, Chris McCann <u>Council assessment staff</u>: Lauren Williams, Jon Shillito, James Chappell <u>Applicant representatives</u>: Melissa McCoy (Director Enterprise Services Chevalier College), Greg Miller (Principal, Chevalier College), James Holtsbaum, Consultant Project Management (Managing Director, Charleston Property), Sandy So, Consultant Planner (Senior Planner, EPM Projects), Jo Simmons, Consultant Architect (Head of Design, Culture & Strategy, Leaf Architecture) <u>DPHI</u>: Amanda Moylan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

