

DATE OF DETERMINATION	11 July 2023
DATE OF PANEL DECISION	10 July 2023
DATE OF PANEL BRIEFING	3 July 2023
PANEL MEMBERS	Louise Camenzuli (Acting Chair), David Kitto, Ashleigh Cagney
APOLOGIES	Lara Symkowiak
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 June 2023.

MATTER DETERMINED

PPSSWC-256 – Camden– DA/2022/760/1 – 347 Narellan Road, Currans Hill - Demolition of some existing structures, tree removal, construction of a three-storey school building and a 'learning street', reconfiguration of a car park, courts and paths, display of signage, associated site works and increase in maximum school population from 850 to 1,410.

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.

Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Camden Local Environmental Plan 2010 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3 (development standard) is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard

the Panel is satisfied that:

- a) the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of cl. 4.3 (development standard) of the LEP and the objectives for development in the RU2 Rural Landscape zone; and
- c) the concurrence of the Secretary has been assumed (21 February 2018 Direction).

Development application/ Application for modification of consent

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 uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the Council Assessment Report.

The Panel was also satisfied that the development is consistent with the objectives and controls of the applicable State Environmental Planning Policies, the Camden Local Environmental Plan 2010 and the Development Control Plan 2019.

The Panel agrees with the Council's assessment report that the development is compatible with the existing and future character of the site and surrounding area. In particular, the development's visual impacts will be minimised as the building will be clustered with other school buildings and the building's bulk and scale will be ameliorated by having it 'fractured' into different elements which will be reinforced by the neutral material finishes. The building will also be partially screened from view by existing buildings on the site. Further, the development's siting and design will not adversely affect views of the Campbelltown Scenic Hills to the east.



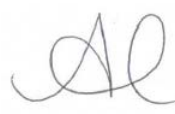
The approval of the application will allow for an increase in the maximum school population from 850 to 1410 and, for the reasons set out above, the Panel is satisfied that the approval of the application is in the public interest.

CONDITIONS

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

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	
 Louise Camenzuli (Acting Chair)	 David Kitto
 Ashleigh Cagney	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-256 – Camden– DA/2022/760/1
2	PROPOSED DEVELOPMENT	Demolition of some existing structures, tree removal, construction of a three storey school building and a 'learning street', reconfiguration of a car park, courts and paths, display of signage, associated site works and increase in maximum school population from 850 to 1,410.
3	STREET ADDRESS	347 Narellan Road, Currans Hill
4	APPLICANT/OWNER	Applicant: DFP Planning Pty Ltd Owner: Mount Annan Church
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 (Planning Systems) 2021. State Environmental Planning Policy (Transport and Infrastructure) 2021. State Environmental Planning Policy (Resilience and Hazards) 2021. State Environmental Planning Policy (Industry and Employment) 2021. State Environmental Planning Policy (Biodiversity and Conservation) 2021. Camden Local Environmental Plan 2010. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Camden Development Control Plan 2019. 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: 26 June 2023 Variation under Clause 4.3 of the Camden Local Environmental Plan Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 15 August 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair) <u>Council assessment staff</u>: Ryan Pritchard, Jessica Backo, Jamie Erken <u>Applicant representatives</u>: David Chehade, David Bryant, David Kettle Council Briefing: 7 November 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Ashleigh Cagney <u>Council assessment staff</u>: Ryan Pritchard, Jessica Backo, Adam Sampson

		<ul style="list-style-type: none">• Final briefing to discuss council’s recommendation: 3 July 2023<ul style="list-style-type: none">○ <u>Panel members</u>: Louise Camenzuli (Acting Chair), David Kitto, Ashleigh Cagney○ <u>Council assessment staff</u>: Ryan Pritchard, Jessica Backo, Jamie Erken, Giselle Pineda
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report