

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

|                                 |  |
|---------------------------------|--|
| <b>DATE OF DETERMINATION</b>    | 1 March 2023   |
| <b>DATE OF PANEL DECISION</b>   | 1 March 2023   |
| <b>DATE OF PANEL MEETING</b>    | 20 February 2023   |
| <b>PANEL MEMBERS</b>            | Justin Doyle (Chair), Louise Camenzuli, David Kitto, Lara Symkowiak, Ashleigh Cagney |
| <b>APOLOGIES</b>                | None   |
| <b>DECLARATIONS OF INTEREST</b> | None   |

Papers circulated electronically on 23 December 2022.

#### MATTER DETERMINED

**PPSSWC-267 – CAMDEN – DA/2022/860/1** - 54-60 Central Avenue Oran Park - Construction of two storey classroom building, outdoor amphitheatre, COLA and associated works at Oran Park Anglican 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 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 development application was approved for the reasons noted in, and subject to the conditions in, the council assessment report.

In particular, the Panel agrees with the Council assessing staff that the development proposal is consistent with the objectives of the R3 Medium Density Residential zone in which the school is situated and the Western Parkland City SEPP generally.

The new classroom building, outdoor amphitheatre, COLA and associated works at Oran Park Anglican School will improve the facilities available to the school. Given that no increase in student numbers is proposed in association with the new works, no significant adverse impacts are anticipated on surrounding land.

#### 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

Justin Doyle (Chair)



Louise Camenzuli



David Kitto



Lara Symkowiak



Ashleigh Cagney



| SCHEDULE 1 |   |  |
|------------|---|--|
| 1          | PANEL REF – LGA – DA NO.                              | PPSSWC-267 – CAMDEN – DA/2022/860/1  |
| 2          | PROPOSED DEVELOPMENT                                  | Construction of two storey classroom building, outdoor amphitheatre, COLA and associated works at Oran Park Anglican School.   |
| 3          | STREET ADDRESS  | 54-60 Central Avenue Oran Park   |
| 4          | APPLICANT/OWNER                                       | Applicant: Gardner Wetherill Butler and Co Architects<br>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 (Precincts - Western Parkland City) 2021.</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021.</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Oran Park Development Control Plan 2007.</li> <li>Camden Development Control Plan 2019.</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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: 23 February 2023</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>Kick Off Briefing: 24 October 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair)</li> <li><u>Council assessment staff</u>: Ryan Pritchard, Nicholas Clarke, Mathew Rawson</li> <li><u>Applicant representatives</u>: Warren Fletcher, Bryan Pursel</li> </ul> </li> <li>Briefing: 7 November 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Ashleigh Cagney</li> <li><u>Council assessment staff</u>: Nicholas Clarke, Ryan Pritchard, Jessica Backo</li> </ul> </li> <li>Final briefing to discuss council's recommendation: [date]</li> </ul>  |

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|    |                        | <ul style="list-style-type: none"><li>○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Lara Symkowiak, Ashleigh Cagney</li><li>○ <u>Council assessment staff</u>: Nicholas Clarke, Ryan Pritchard, Jamie Erken, Adam Sampson</li></ul> |
| 9  | COUNCIL RECOMMENDATION | Approval   |
| 10 | DRAFT CONDITIONS       | Attached to the council assessment report  |