

DATE OF DETERMINATION	Friday, 15 May 2020
PANEL MEMBERS	Nicole Gurran (Acting Chair), Louise Camenzuli and Lara Symkowiak
APOLOGIES	Theresa Fedeli
DECLARATIONS OF INTEREST	Justin Doyle: Has previously advised Anglican Schools

Papers circulated electronically between 8 May 2020 and 15 May 2020.

MATTER DETERMINED

PPSSWC-48 – Camden Council – DA/2019/987/1 at 60 Central Avenue, Oran Park Lot: 15 DP: 1153031 - Construction of a new two-storey school building (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 with the following amendment to the conditions.




CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments.

- 3.0 (12) Construction Management Plan - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA. The construction management plan submitted to the principal certifying authority should also cover risks associated with the potential interaction between students and construction activities, including vehicle movements.

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	
 Nicole Gurrán (Acting Chair)	 Louise Camenzuli
 Lara Symkowiak	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-48 – Camden Council – DA/2019/987/1
2	PROPOSED DEVELOPMENT	Construction of a new two-storey school building at Oran Park Anglican School
3	STREET ADDRESS	60 Central Avenue, Oran Park Lot: 15 DP: 1153031
4	APPLICANT/OWNER	Applicant: Warren Fletcher – Gardner Wetherill Butler and Co Architects 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"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy No. 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River Draft environmental planning instruments: Nil Development control plans: Nil Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 4 May 2020 Written submissions during public exhibition: Nil

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing: 6 February 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Louise Camenzuli (Acting Chair) and Sue Francis ○ <u>Council assessment staff</u>: Jamie Erken, Mathew Rawson, Ryan Pritchard and Clare Aslanis <p>Papers were circulated electronically between Friday, 8 May 2020 and Friday, 15 May 2020</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report