

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	30 October 2025
DATE OF PANEL DECISION	30 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ellie Robertson, Bronte Rivers
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 October 2025.

MATTER DETERMINED

PPSSWC-558 – Liverpool – DA-229/2025 – 38-44 Bumbera Street, Prestons - Proposed two (2) storey school building.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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. In particular, the panel is satisfied that the development has been assessed in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and all applicable environmental planning instruments, including the *Liverpool Local Environmental Plan 2008*, and the *Liverpool Development Control Plan 2008*, and is considered compatible with the locality.

The concerns raised during submissions (primarily noise and vibration and traffic and parking impacts) have been resolved by way of further assessment and appropriate conditions of consent.

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 considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Noise and vibration impacts on adjoining properties
- Landscape planting selection
- Traffic and car parking

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Ellie Robertson 
Bronte Rivers 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-558 – Liverpool – DA-229/2025
2	PROPOSED DEVELOPMENT	Proposed two (2) storey school building.
3	STREET ADDRESS	38-44 Bumbera Street, Prestons
4	APPLICANT/OWNER	Applicant: EPM Projects Owner: Liverpool/Campbelltown Christian School Ltd
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 (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - Liverpool Local Environmental Plan 2008 - Draft environmental planning instruments: Nil - Development control plans: - Liverpool Development Control Plan 2008 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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	- Council assessment report: 20 October 2025 - Written submissions during public exhibition: 3 - Total number of unique submissions received by way of objection: 3
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report