

DATE OF DETERMINATION	21 November 2025
DATE OF PANEL DECISION	20 November 2025
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate, Cassandra Coleman
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 November 2025.

MATTER DETERMINED

PPSWES-218 – Lithgow – DA016/24 at Magpie Hollow Road, South Bowenfels NSW 2790 (Lot 1 DP 527491 and Lot 21 DP 816671) – Educational Establishment (Private School) (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 listed at item 8 in Schedule 1.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to Council's amended conditions uploaded to the NSW Planning Portal on 24 November 2025.

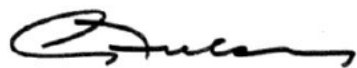
CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and notes that issues of concern included:

- Lack of Infrastructure
- Walking and cycling facilities
- Sustainable design elements
- Ventilation
- Tree Canopy
- Open spaces (mental Wellbeing)
- Fencing and Screening around boundaries
- Stormwater and Easements
- Traffic Impacts

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and appropriate conditions have been imposed.

PANEL MEMBERS

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Garry Fielding (Chair)

A black ink signature, appearing to read 'G. Brown', written in a cursive style.

Graham Brown

A blue ink signature, appearing to read 'D. Rygate', written in a cursive style.

Donna Rygate

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Cassandra Coleman

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-218 – Lithgow – DA016/24
2	PROPOSED DEVELOPMENT	Educational Establishment (Private School)
3	STREET ADDRESS	Magpie Hollow Road, South Bowenfels NSW 2790 (Lot 1 DP 527491 and Lot 21 DP 816671)
4	APPLICANT/OWNER	Applicant: Tim Pridham / The Trustee for Katoomba Education Trust Owner: Rosaton Pty Ltd. Met-Mt Victoria Campus Pty Ltd. (Lot 1 in DP527491) Mr. Wayne and Mrs. Clark (Stormwater Easement at Lot 21 DP 816671)
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Biodiversity & Conservation) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Lithgow Local Environmental Plan 2014 - Draft environmental planning instruments: Nil - Development control plans: - Lithgow City Development Control Plan 2021 - The Lithgow City Council Local Infrastructure Contributions Plan 2024 - Planning agreements: Nil - Relevant provisions of the Environmental Planning and Assessment Regulation 2021 - 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	- Supplementary Council Assessment Report: 7 November 2025 - Council Assessment Report: 4 November 2025 - Council Briefing Report: 11 November 2024 - Supplementary Council Assessment Report: 7 November 2025 - Written submissions during public exhibition: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Preliminary Briefing: 12 November 2024 <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Stephen Lesslie <u>Council assessment staff</u>: Emma Cooper <u>Applicant representatives</u>: Tim Pridham <u>Department staff</u>: George Dojas, Adam Iskander - Final briefing to discuss Council's recommendation: 18 November 2025 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Cassandra Coleman <u>Council assessment staff</u>: Lauren Stevens, Sandra Politi, Shaun Elwood <u>Applicant representatives</u>: Tim Pridham, Rick Pridham, Ron Simpson <u>Department staff</u>: Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and then amended by Council with final draft conditions uploaded to the Planning Portal on 24 November 2025