

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 3 September 2014 and 15 September 2014

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell,
Lara Symkowiak and Peter Sidgreaves

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYW014 – Camden LGA - DA 1024 2013 [at 650B Camden Valley Way, Gregory Hills] as described in Schedule 1.

Date of determination: 15 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:






The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

- The proposal is consistent with the existing use of the land as a school
- The development will not additionally adversely impact on the landscape setting of the locality or its rural character
- The proposal will not adversely impact on the function or heritage qualities of the nearby SCA canal
- Adequate measures will be in place to prevent contamination of waters

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Paul Mitchell
 Lara Symkowiak	 Peter Sidgreaves	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYW014 – Camden LGA - DA 1024 2013
2	Proposed development: Relocation of existing playing fields , decommissioning of Sewage Treatment Plant and basins, construction of new roads, earthworks and associated works
3	Street address: 650B Camden Valley Way, Gregory Hills
4	Applicant/Owner: Development Planning Strategies/Marist Brothers Province of Australia
5	Type of Regional development: Development for the purposes of an educational establishment which has a Capital Investment Value of more than \$5million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River • Camden Local Environmental Plan 2010 • Camden Development Control Plan 2011 (DCP) • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 25 August 2014 Written submissions during public exhibition: one withdrawn submission
8	Meetings and site inspections by the panel: Briefing meeting on 18 July 2014
9	Council recommendation: approval
10	Draft conditions: as attached to report