

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Friday 19 December 2014 at 9.30 am**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Bruce Clarke and Cr Lara Symkowiak

Apologies: Cr Peter Sidgreaves

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW056 – Camden Council – DA 269/2014 – Construction of a public school with a capacity of 780 students, car parking, landscaping and associated site works, 26-36 Springs Road, Spring Farm.

Date of determination: 19 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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:

1. The proposed school is an essential infrastructure item required to service the rapidly developing urban area of Spring Farm.
2. The proposed school is sited in accordance with the provisions of Camden LEP 2011 prepared to guide the development of the Spring Farm urban area.
3. The proposal adequately satisfies the provisions of the relevant State Environmental Planning Policies including State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007, State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy No. 55 – Remediation of Land.
4. The proposal adequately satisfies the provision of Camden LEP 2010 and Camden DCP 2011.
5. The proposal as amended is considered to provide satisfactory, off street parking arrangement and adequate temporary arrangements for the set down and collection of students. In this regard the Panel notes that it will be necessary, as this area of Spring Farm develops further, for permanent set down and drop off facilities to be installed in road 6 of the Development Control Plan.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the revised conditions in the Council Addendum Report with minor change to Condition 2, the following words must be added -

- No drop off or pick up is to occur on the northern side of springs road.

Panel members:

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|  |  |  |
| Bruce McDonald (Chair) | Lindsay Fletcher | Bruce Clarke |
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| Lara Symkowiak | | |

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

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| 1 | JRPP Reference – 2014SYW056, LGA – Camden Council, DA/269/2014, |
| 2 | Proposed development: Construction of a public school with a capacity of 780 students, car parking, landscaping and associated site works. |
| 3 | Street address: 26-36 Springs Road, Spring Farm. |
| 4 | Applicant/Owner: Greenfields Development Company No. 2 Pty Limited/Leppington Pastoral Company |
| 5 | Type of Regional development: Capital investment value over \$5 million |
| 6 | <p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • Deemed State Environmental Planning Policy No. 20 - Hawkesbury-Nepean River • Deemed State Environmental Planning Policy No. 9 – Extractive Industry (SEPP) • Camden Local Environmental Plan 2010 <p>Environmental planning instruments: Nil</p> <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Camden Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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 | <p>Material considered by the panel:</p> <p>The development application was considered by the Panel on 14 November 2014 when the Panel resolved to defer consideration of the application. The Panel required:</p> <ul style="list-style-type: none"> • Further investigation of alternative arrangements that will provide bus transport measures which ensure safety for students accessing the site, including appropriate facilities to ensure safe crossing of Spring Road; • Clarification to the Panel of the School Facilities Standard (SFS) requirement relating to on-site parking. <p>In addition, the Panel further determined that should consent be issued to the proposed development it will:</p> <ul style="list-style-type: none"> • Not recommend imposition of recommended Condition No. 1.0(2); and • Recommend amendment to recommended Condition 1.0(3) to require temporary closure of Ettlesdale Road until the operation of the nearby quarry ceases. <p>Original Council Assessment Report with recommended conditions, Statement of environmental effects, Architectural plans, Stormwater management plan, 8 written submissions, Addendum report and revised conditions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Greg Penman • Nick Chipizubov (NSW Public Works Senior Project Manager), Yucel Haydar (NSW Public Works Senior Project Manager) on behalf of the applicant. |
| 8 | <p>Meetings and site inspections by the panel:</p> <p>18 July 2014 – Briefing meeting; 14 November 2014 – Site inspection and Final briefing meeting; 19 December 2014 – Final briefing meeting.</p> |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Revised attached to council addendum report |

