

Mr Ron Moore
General Manager
Camden Council
37 John Street
CAMDEN NSW 2570

Attention: Ms S A Houlison

Dear Mr Moore

Re: Lot 48 DP 8979, 50 Heath Road, Leppington (DA502/2015/1) – Staged construction of a new school facility, including a concept masterplan for the overall site for a maximum of 894 students by 2029, construction of stage 1 of the development for the purposes of a primary school for a maximum of 100 students, remediation of land, and associated facilities, landscaping and site works – Renotification of revised plans

I refer to your letter dated 19 October, 2015 requesting comments from the Department of Planning and Environment on revised plans for the above development application (DA).

The application was referred to the Department under Clause 17 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) prior to the rezoning of Stage 1 of the Leppington Precinct on Friday 13 November, 2015. The subject site is in Stage 1 and is now zoned part R2 Low Density Residential and part RE1 Public Recreation.

The revised application is consistent with the current zoning of the land.

The plans indicate an intention to provide for a local road along the northern site boundary. Council should determine if a local road along the eastern site boundary is required to be delivered as part of the development.

The Western Sydney Growth Areas Special Infrastructure Contribution (SIC) applies to certain development within the Growth Centres as set out in the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011, dated 14 January 2011, available on the Department's website. In accordance with the Determination, Council must impose the standard SIC condition of consent to any development for which a SIC is required to be made. For more information on the SIC, please contact Mr Ron Baker – Specialist Planner on 9228 6292.

If this application is approved, please forward a copy of the notice of determination and the approved plans to the Department.

Thank you for forwarding this application to the Department.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Robilliard', with a stylized, flowing script.

4 January 2016

Paul Robilliard
Director, Housing Land Release
Infrastructure, Housing & Employment