

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 4 August 2016

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

Apologies: Cllr Lara Symkowiak and Cllr Peter Sidgreaves

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW113 – Camden Council, DA502/2015, Staged development application for an 894 place primary and high school, remediation of contaminated land, construction of stage 1 for a 100 place preparatory and primary school and associated site works, 50 Heath Road and 26 Byron Road, Leppington.

Date of determination: 4 August 2016

Panel Decision: Approval.

The Panel unanimously 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 listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. An additional school will add to the services available to the developing Southwest growth sector and established communities.
2. The proposal adequately satisfies the relevant State and local planning instruments which were in place at the time the application was made including SEPP (Sydney Growth Centres) 2006.
3. The proposal is adequately consistent with the planning instruments including the Leppington Indicative Layout Plan, introduced since the application was made to guide the greenfield development of the locality in which the site is placed and subject to the conditions imposed will not inhibit development of adjoining or nearby lands.

Conditions: The development application was approved subject to the recommended conditions and provision of advice indicating that later development of the land will require roads to be delivered as detailed in the Council assessment report.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	JRPP Reference – 2015SYW113, LGA – Camden Council, DA502/2015
2	Proposed development Staged development application for an 894 place primary and high school, remediation of contaminated land, construction of stage 1 for a 100 place preparatory and primary school and associated site works.
3	Street address: 50 Heath Road and 26 Byron Road, Leppington.
4	Applicant/Owner: Outline Planning Consultants on behalf of the Sydney Anglican Schools Corporation/Sydney Anglican Schools Corporation.
5	Type of Regional development: Private Infrastructure and community facility capital investment value >\$5million.
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: ○ Camden Development Control Plan 2011 • Planning agreements: Nil • Regulations: ○ 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions, Statement of environment effects, proposed plans and technical reports that accompanied the DA, Correspondence from the Department of Planning and Environment, the NSW Rural Fire Service, the Roads and Maritime Services and Sydney Water.
8	Meetings and site inspections by the panel: 19 July 2016 to 4 August 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report