

DATE OF DETERMINATION	30 January 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Lara Symkowiak and Theresa Fedeli
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Camden Council, on Monday 30 January 2017, opened at 5.10 pm.

MATTER DETERMINED

2016SYW101 – Camden Council, DA2016/479, Use and development of the site for a special purposes school including demolition of existing buildings, construction of 16 new classrooms, a hydrotherapy pool and multipurpose hall, reconstruction and extension of the existing car park, tree removal, landscaping and associated site work, 4 Richardson Road & 1A & 1B Wilson Crescent, Narellan

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspection listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80/96 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development will add to the services available to this rapidly growing sector of the Southwest Metropolitan Subregion by providing additional school for facilities for students with special needs. Further it will add to the scope of services available within the Narellan District Centre so consolidating that role.
2. The proposed development adequately satisfies the relevant and State Legislation and State Environmental Planning Policies including the Rural Fires Act 1997, the Mine Subsidence Compensation Act 1991, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Camden LEP 2010 and Camden DCP 2011.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the operation of the local road system or the heritage significance of the 2 nearby local Heritage items.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to recommended conditions with the following amendments –

- 1) Deletion of conditions 6.0 (4) and the substitution of condition 6.0 (5) with the following condition –

Should the number of staff required for the operation for the school increase beyond 20% of the 36 persons nominated in the application then an agreed traffic and parking management plan shall be developed with Council and implemented.

PANEL MEMBERS	
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 Theresa Fedeli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW101 – Camden Council, DA2016/479
2	PROPOSED DEVELOPMENT	Use and development of the site for a special purposes school including demolition of existing buildings, construction of 16 new classrooms, a hydrotherapy pool and multipurpose hall, reconstruction and extension of the existing car park, tree removal, landscaping and associated site work
3	STREET ADDRESS	4 Richardson Road & 1A & 1B Wilson Crescent, Narellan
4	APPLICANT/OWNER	Coffey Projects C/-NSW Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development that has a capital investment value of more than \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: • State Environmental Planning Policy (State and Regional Development) 2011 • 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 No planning agreement relates to the site or proposed development. Regulations: • Environmental Planning and Assessment Act 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. List any coastal zone management plan: • The subject site is not within any coastal zone management plan. The suitability of the site for the development. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>. The public interest, including the principles of ecologically sustainable development.
7	MATERIAL CONSIDERED BY THE PANEL	• Council Supplementary Report with recommended conditions • Statement of Environmental Effects prepared by NSW Public Works dated January 2016 • Development Plans

		• Contamination Investigation prepared by NSW Public Works dated December 2016 • Statement of Heritage Impact prepared by NSW Public Works dated December 2016 • Bushfire Protection Assessment prepared by Eco Logical dated 24 July 2015 • Traffic & Parking Impact Assessment prepared by McLaren Traffic Engineering dated 17 December 2015 • Storm water Management Concept Plan prepared by NSW Public Works dated December 2015. Written submissions: The applicant's Lawyer handed a submission to the panel but the Chair declined to accept it other than as speaking notes. Verbal submissions at the panel meeting: • Object – Nil • On behalf of the applicant – Maureen Peatman, Craig McLaren, Daniel Smith and Martin Mende • On behalf of Camden Council – Aisling McGrath, Kate Drinan
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	30 January 2017 – Site Inspection 30 January 2017 - Final Briefing Meeting 30 January 2017 - Public Meeting
9	COUNCIL RECOMMENDATION	Approve with recommended conditions
10	DRAFT CONDITIONS	Attached to the council assessment report