

2016SYW134 95-105 Seventeenth Av. Austral

Prepared Without Prejudice For Panel Discussion

Approval Reasons

1. The ~~elements of the~~ proposed development ~~which are approved~~ will provide additional school facilities servicing the needs of the Islamic community in the rapidly expanding South West Growth Centre sector of the Sydney Western City District and the Liverpool local government area.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006 ~~and associated Indicative Layout Plan~~. In that regard the elements of the proposed buildings *flat* exceed the prescribed maximum height within the zone are considered to constitute architectural roof features which will have no unacceptable environmental impacts. Further it is noted that a Special Infrastructure Contribution is required
3. The proposal adequately satisfies SEPP 55-Remediation of Land, SEPP (Infrastructure) 2007, and Deemed SEPP No. 20 – Hawkesbury Nepean River.
4. The proposal adequately satisfies the applicable provisions and objectives of Liverpool Growth Centre Precincts DCP 2014 and Liverpool DCP 2008.

5. Subject to the conditions imposed the proposed development will be provided with adequate services consistent with the timing of construction.
6. The proposed development subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, or riparian systems, the operation of the local road system, the amenity of existing or planned residential premises or development potential of adjacent land .
7. In consideration of conclusions 1-6 above it is considered the proposed development is a suitable use of the site and approval of the proposal is in the public interest.