

DATE OF DETERMINATION	10 April 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Peter Sidgreaves and Lara Symkowiak
APOLOGIES	None
DECLARATIONS OF INTEREST	Peter Sidgreaves declared a non-pecuniary and non-significant interest that he worked for Sydney Catholic Schools, a different diocese to this DA and Mr Sidgreaves participated in the decision.

Electronic meeting held between 30 March 2017 and 10 April 2017.

MATTER DETERMINED

2016SYW181 – Camden Council – DA879/2016, 650D Camden Valley Way, Gregory Hills, (AS DESCRIBED IN SCHEDULE 1)

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 inspections listed at item 8 in Schedule 1.

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*. The decision was unanimous.






REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposal will add to the education facilities and services available within this rapidly expanding sector of the South West District.
2. The proposal adequately satisfies the relevant State legislation, State planning provision and Camden LEP and DCP. In this regard the Panel notes the proposal satisfies the Rural Fires Act 1997 and Cl .32 (School Facilities Standards) and Cl. (Electricity Transmission) of SEPP (Infrastructure) 2007.
3. The proposed development is of a scale and form which will acceptably integrate with existing and proposed development of the locality.
4. The proposed development is a suitable use of the site and will have no unacceptable impacts on the built or natural environments including the heritage integrity of the Upper Sydney Water Canal or the visual characteristics of the Scenic Hills.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurran	 Lara Symkowiak
 Peter Sidgreaves	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW181 – Camden Council – DA 879/2016
2	PROPOSED DEVELOPMENT	Construction of an educational establishment for 840 kindergarten to year six students, ancillary out of school hours care facility and associated site works.
3	STREET ADDRESS	650D Camden Valley Way, Gregory Hills
4	APPLICANT/OWNER	Charles Glanville from CPL Architecture Pty Ltd on behalf of St Gregory's College
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$5million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007

		<ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 28 March 2017 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • 27 February 2017 – Site Inspection • 27 February 2017 – Briefing Meeting • 30 March 2017 to 10 April 2017 – Electronic Meeting
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report