

DATE OF DETERMINATION	23 October 2017
PANEL MEMBERS	Bruce McDonald (Acting Chair), Lindsay Fletcher, Peter Sidgreaves and Clare Brown
APOLOGIES	Nicole Gurran, Stuart McDonald and Lara Symkowiak
DECLARATIONS OF INTEREST	Councillor Sidgreaves advised in relation to this DA, he does not have an actual or potential conflict of interests. Nor does he have a reasonably perceived conflict of interests. However to ensure complete transparency, he wishes to advise that he is a member of City Catholic School and had no involvement in this project.

Public meeting held at Camden City Council on Monday 23 October 2017 opened at 12.00 pm and closed at 12.30 pm.

MATTER DETERMINED

Panel Ref – 2017SSW007 - LGA – Camden, DA-2016/1462/1, Address – 30 Heath Road, Leppington (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 material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

Verbal submissions at the public meeting:

- Support – Nil
- Object – Nil
- On behalf of the applicant – Stephen Kerr
- On behalf of Council – Ryan Pritchard, Stephen Pratt, Kate Drinan, Nicole McGurran, Daniel Streater

The Panel is minded to approve the application subject to amendments to the following conditions-

Condition 1.0 (1) – to delete the reference to General Terms of Approval

Condition 1.0 (2) – amend to include reference to the submitted traffic reports

However, the Panel noted that Condition 2.0 (16) reducing the amount of Section 94 Contribution amount was included as a recommended condition on the advice of Council's internal Development Contributions Management Committee in response to a request by the applicant seeking the contribution be waived. The Panel considered that a matter of this financial significance was one that warranted consideration and a decision by Camden Council and accordingly deferred determination to allow Council's consideration of the applicant's request. It is noted that the applicant at the public meeting agreed to that process.

The decision was unanimous.

The reasons for the Panels support of the application are:

1. The proposed development will provide additional social facilities servicing the needs of the Anglican community in the rapidly expanding South West Growth Centre of the Sydney Western City District and the Camden local government area in conjunction with the use of the previously approved school on the adjacent land.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006 and SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007, SEPP (Vegetation in Non-Rural Areas) 2007 and Deemed SEPP No. 20 – Hawkesbury Nepean River.
3. The proposal adequately satisfies the applicable provisions and objectives of Camden DCP 2011 and Camden Growth Centre Precincts DCP and associated Indicative Layout Plan. It is noted that the Indicative Layout Plan has been varied and this is considered acceptable in the circumstances of this proposal.
4. Subject to the conditions imposed the proposed development will be provided with adequate services consistent with the timing of construction. Further it is noted that payment of a Special Infrastructure Contribution is required.
5. 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.
6. In consideration of conclusions 1-6 above it is considered the proposed development is a suitable and planned use of the site and approval of the proposal is in the public interest.

The Panel agreed to next consider this matter electronically following consideration by Council of applicant's request regarding Section 94 Contribution.

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Clare Brown
 Lindsay Fletcher	 Peter Sidgreaves