

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY WESTERN CTY PLANNING PANEL

|                                 |                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF DETERMINATION</b>    | 27 July 2018                                                                                                                                                                                                                                                                                                                          |
| <b>PANEL MEMBERS</b>            | Bruce McDonald (Acting Chair), Peter Sidgreaves, Lindsay Fletcher and Clare Brown                                                                                                                                                                                                                                                     |
| <b>APOLOGIES</b>                | None                                                                                                                                                                                                                                                                                                                                  |
| <b>DECLARATIONS OF INTEREST</b> | 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. |

Electronic meeting held between 19 July 2018 to 27 July 2018.

**MATTER DETERMINED**

2017SSW007 – Camden – DA2016/1462/1, 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 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 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

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.

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.

### CONDITIONS

The development application was approved subject to the conditions recommended in the council addendum report noting Conditions 1.0 (1) and 1.0 (2) have been amended as intended by the Panel.

The Panel notes that the report clarifies Camden Council's processes for assessment and administration of Sec. 94 contributions in keeping with its adopted Development Contributions Plan and that these processes have been observed in this case.

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

| SCHEDULE 1 |                                   |                                                                                                                                                                                                                                                         |
|------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | PANEL REF – LGA – DA NO.          | 2017SSW007 – Camden – DA2016/1462/1                                                                                                                                                                                                                     |
| 2          | PROPOSED DEVELOPMENT              | Staged construction of a 500 seat place of public worship, ancillary facilities and associated site works                                                                                                                                               |
| 3          | STREET ADDRESS                    | 30 Heath Road, Leppington                                                                                                                                                                                                                               |
| 4          | APPLICANT/OWNER                   | Mr S Lincoln/Anglican Church Property Trust Diocese of Sydney                                                                                                                                                                                           |
| 5          | TYPE OF REGIONAL DEVELOPMENT      | Private infrastructure and community facilities capital investment value >\$5million                                                                                                                                                                    |
| 6          | RELEVANT MANDATORY CONSIDERATIONS | 1. Environmental planning instruments: <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> </ul> |

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|----|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                   | <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>• Sydney Regional Environmental Plan No. 20 Hawkesbury-Nepean River</li> </ul> <p>2. Draft environmental planning instruments: Nil</p> <p>3. Development control plans:</p> <ul style="list-style-type: none"> <li>○ Camden Development Control Plan 2011</li> <li>○ Camden Growth Centre Precincts Development Control Plan</li> </ul> <p>4. Planning agreements: Nil</p> <p>5. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</p> <p>6. Coastal zone management plan: Nil</p> <p>7. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</p> <p>8. The suitability of the site for the development</p> <p>9. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations:<br/>Consideration of the provisions of the Building Code of Australia.</p> <p>10. The public interest, including the principles of ecologically sustainable development</p> |
| 7  | <b>MATERIAL CONSIDERED BY THE PANEL</b>           | <ul style="list-style-type: none"> <li>• Council assessment report with documents submitted with the report – 23 October 2017</li> <li>• Written submissions during public exhibition: 5</li> <li>• Council addendum report – July 2018</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8  | <b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b> | <p>Site inspection &amp; Final briefing meeting and Public meeting – 23 October 2017</p> <p>Electronic meeting – 19 July 2018 to 27 July 2018</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9  | <b>COUNCIL RECOMMENDATION</b>                     | <b>Approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10 | <b>DRAFT CONDITIONS</b>                           | Attached with the report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |