

DATE OF DETERMINATION	14 May 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Tony Hadchiti, Mazhar Hadid
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 8 May 2018 and 14 May 2018.

MATTER DETERMINED

2017SSW050 – Liverpool - DA-685/2017 at 20-30 Leacocks Lane Casula (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 meetings 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 4.16 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:





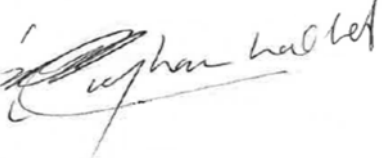
- The proposal will provide improved school facilities for those attending the established school operating on this site.
- Taking into account the Bushfire Hazard Assessment provided with the application, the proposal satisfies the requirements of the Rural Fires Act, and the Rural Fire Service has issued general terms of approval to the proposal.
- Given that the school has operated from the site acceptably for some time, that the proposed alterations are generally within the existing building footprints, and that the design is responsive to the site and the intended use, the panel considers that the proposal satisfies the relevant State Environmental Planning Policies including SEPP 55 -Remediation of Land, SEPP (Education Facility and Child Care Facilities) 2017 and Greater Metropolitan Regional Environmental Plan No.2 Georges River Catchment.
- The proposal is a permitted use in the R3 zone and consistent with the objectives of that zone and Liverpool Local Environmental Plan 2008 generally, as well as the relevant provisions of Liverpool Development Control Plan 2008
- Noting that the proposal generally preserves the existing single and double storey height, the proposed development can be seen to be of a scale and form well integrated into its local context.
- The proposed development, subject to the conditions imposed which include the General Terms of Approval of the Rural Fire Service, will have no unacceptable impacts on the natural or built environments including the onsite endangered species and environmentally significant land, the amenity of nearby residential premise or the operation of the local road system

- The proposed development is a suitable use of the site and its approval is in the public interest

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendment:

- Amend condition 84 to read as follows:
A detailed plan of management shall be submitted for approval to Council's Manager Development Assessment in relation to the operation of the education establishment, including the use of multi-purpose school hall. The plan shall address means by which the education establishment will control noise from patrons using the multi-purpose hall and associated car park.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Bruce McDonald	 Tony Hadchiti
 Mazhar Hadid	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW050 – Liverpool – DA685/2017
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing educational establishment (All Saints Catholic Senior College). Proposed works include demolition of structures, minor excavation, alterations and additions to the existing school buildings and car park area, tree removal and replacement planting, and new signage.
3	STREET ADDRESS	20-30 Leacocks Lane, Casula (Lot 2 in DP 773140)
4	APPLICANT OWNER	Robinson Urban Planning Pty Ltd Roman Catholic Church for Archdiocese of Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment Liverpool Local Environmental Plan 2008 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Liverpool Development Control Plan 2008 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: 23 April 2018 (received 26 April 2018) Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 5 March 2018 Briefing meeting: 5 March 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report