

DATE OF DEFERRAL	Tuesday, 2 February 2021
PANEL MEMBERS	Justin Doyle (Chair), Susan Budd, Sue Francis and Lara Symkowiak
APOLOGIES	Nicole Gurran, Louise Camenzuli and Theresa Fedeli
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 2 February 2021, opened at 11:05am and closed at 11:40am.

MATTER DEFERRED

PPSSWC-27 – Camden – DA2019/710/1 at 320 Dwyer Road, Leppington – Demolition of existing structures and construction (as described in Schedule 1)

REASONS FOR DEFERRAL

By letter to the Panel chair, the Applicant requested that determination of the development application be deferred, in substance, because they asserted that the applicant was willing to address the issues raised by the Council in the DA assessment through amendment and the provision of additional information. The deferral was not supported by the Council.

The Panel heard from the Applicant and the Council in relation to the issue of deferral, as well as from Domenic Pezzano on behalf of the Leppington Residents Group on that question.





The Panel identified a number of matters which it indicated would need to be addressed by additional material if the matter was to be deferred. They were

1. Intensity and scale (i.e. too large, too many persons in congregation and children in childcare)
2. Design in terms of visual bulk (i.e. too bulky and visually uncharacteristic in its context)
3. Visual analysis (lack thereof)
4. Comment on the potential for health concerns arising from chemical use on adjoining agricultural uses (the interrelationship of the proposed uses, in particular the proposed child care use, with the agricultural uses and methods on neighbouring property)
5. Acoustic impacts both now and into the future and the visual and scale impacts of the proposed acoustic measures.
6. Stormwater and waste management (details of how to be satisfied)
7. Parking shortfall having regard to anticipated car dependency of the use (which goes to the proposed intensity of the use)
8. Management of retaining walls on the boundaries.

Taking into account the Applicant's commitment to addressing the above matters, the Panel agreed to the requested deferral, but noted the Applicant's advice that the revised information could, in substance, be provided to the Council within 4 weeks.

When this information has been received, the Panel will hold another public determination meeting. Allowing for notification and assessment of the revised material, and time for notification of a public meeting, the Panel would anticipate the revised material could be reported to an adjourned meeting within 3 months.

The decision to defer the matter was Unanimous.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Susan Budd
 Lara Symkowiak	 Sue Francis

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC27 – Camden – DA2019/710/1
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a church, hall, centre based child care facility, car park, landscaping and associated works.
3	STREET ADDRESS	320 Dwyer Road, Leppington.
4	APPLICANT/OWNER	Applicant: Holy Apostolic Catholic Assyrian Church of the East Property Trust c/o PMDL Architecture and Design. Owner: Holy Apostolic Catholic Assyrian Church of the East Property Trust.
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 (State and Regional Development) 2011 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy No. 55 Remediation of land Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River 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: 23 December 2020 Clause 4.6 Request Councils Maximum Building Height Proponent correspondence received: 28 January 2021 Written submissions during public exhibition: 1 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Domenic Pezzano On behalf of the applicant – Deborah Young and Jeremy Swan Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: Monday, 2 March 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran and Lara Symkowiak <u>Council assessment staff</u>: Jamie Erken, Ryan Pritchard, Stephen Pratt and David Rowley Site inspection: Monday, 2 March 2020

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran and Lara Symkowiak ○ <u>Council assessment staff</u>: Jamie Erken, Ryan Pritchard, Stephen Pratt and David Rowley <ul style="list-style-type: none"> ● Final briefing to discuss council's recommendation: Tuesday, 2 February 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Susan Budd, Sue Francis and Lara Symkowiak ○ <u>Council assessment staff</u>: David Rowley, Ryan Pritchard, Stephen Pratt and Mathew Rawson
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A