

State Environmental Planning Policy (Transport and Infrastructure) 2021			
Schedule 8 – Design Quality Principles			
Clause	Control	Assessment	Complies
<b>1 Context, Form and Landscape</b>	<p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> <p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p>	<p>The development has been proposed having regard to its locational setting, surrounding landscape and heritage. It is noted that the subject site is not identified as containing heritage items, nor is it located adjacent to a heritage item. Conditions have been recommended in relation to any unexpected Aboriginal artefacts.</p> <p>The landscape design was considered as part of the assessment of DA/2015/502/1; however, a small, landscaped area is provided as part of this stage within the front setback which is considered satisfactory.</p> <p>The subject site is not identified as being a scenic protection area. Notwithstanding, the proposed development does not unduly impact on the visual qualities or natural environment. The proposed building is modest in scale and will complement the visual character of the site.</p>	Yes.
<b>2 Sustainable, Efficient and Durable</b>	<p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</p>	<p>The building has been designed to incorporate sustainable building design principles. The proposed school building utilises natural ventilation and shading devices to control solar access and maximise the building's orientation.</p> <p>The building itself is constructed of durable materials and the shape of the building allows flexibility around the use of the room although intended for a specialised activity at this time.</p>	Yes.
<b>3 Accessible and Inclusive</b>	<p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to</p>	<p>The proposal provides clear pathways across the site and will provide equitable access and</p>	Yes.

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	<p>people with differing needs and capabilities.</p> <p>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p>	<p>connection to other key pathways within the school grounds.</p> <p>The school will be sharing their car parking facilities with the church on the adjoining site.</p>	
<b>4 Health and Safety</b>	<p>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</p>	<p>Pathways to outdoor spaces and between school buildings are equitable and are provided without any hazards. The site has a security fence to the property boundary and access to the site is controlled through central entrances.</p>	Yes.
<b>5 Amenity</b>	<p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</p> <p>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</p>	<p>It is not considered that there will be any undue impacts to the amenity of adjoining developments. The use of the site as an educational facility and the potential impacts to surrounding sites development has already been assessed under DA2015/502/1.</p> <p>Council's Specialist Environmental Health Officer has reviewed the acoustic component of this application and has recommended a condition requiring internal noise compliance to be demonstrated at the construction certificate stage.</p> <p>The indoor learning space is considered appropriate for its intended use. The shape and size of the rooms are an efficient use of the space. The building is oriented in a north south manner to optimise sunlight and natural ventilation.</p>	Yes.
<b>6 Whole of Life, Flexible and Adaptive</b>	<p>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</p>	<p>The shape of the building footprint allows for adaptable learning environments with the ability to expand and offer multi-use functions over time if needed.</p>	Yes.
<b>7 Aesthetics</b>	<p>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should</p>	<p>The buildings demonstrate good proportion and the proposed materials assist in achieving an aesthetically pleasing exterior. Council's urban designer reviewed the proposal and is satisfied with the overall design of the buildings.</p>	Yes.

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	<p>respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</p> <p>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</p>		
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State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)		
Section	Assessment	Complies
<p><b>Appendix 5, 2.3 Zone objectives and land use table</b></p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The objectives for the R2 Low Density Residential zone are:</p> <ul style="list-style-type: none"> <li>(a) To provide for the housing needs of the community within a low density residential environment.</li> <li>(b) To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>(c) To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.</li> <li>(d) To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.</li> <li>(e) To provide a diverse range of housing types to meet community housing needs within a low density residential environment.</li> </ul>	<p>An educational establishment is permitted with consent in the R2 Low Density Residential zone and is consistent with the objectives of the zone.</p>	Yes.
<p><b>Schedule 5, 2.6 Subdivision - consent requirements</b></p> <p>Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).</p>	Subdivision not proposed.	N/A.
<b>Schedule 5, 2.7 Demolition</b>	No demolition is proposed.	N/A.

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State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)		
Section	Assessment	Complies
Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).		
<b>Schedule 5, 4.3 Height of buildings</b> Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.	The maximum building height for the site is 9m. The development has a maximum building height of 9.043m.	<b>No –refer discussion in body of report.</b>
<b>Schedule 5, 5.9 Preservation of trees or vegetation</b> Development consent is required for tree removal and tree related works.	Vegetation removal was considered under DA/2015/502/1	N/A.
<b>Schedule 5, 6.1 Public utility infrastructure</b> Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.	This was considered under DA/2015/502/1 and it was determined that public utility infrastructure can be made available to the site.  Standard conditions are recommended that require essential public utility infrastructure to be provided for the development prior to it becoming operational.	Yes.

State Environmental Planning Policy (Industry and Employment) 2021			
Schedule 5 – Criteria			
Clause	Control	Assessment	Complies
<b>Character of the area</b>	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?  Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage is consistent with the existing and desired character of Leppington.	Yes.
<b>Special Areas</b>	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage is consistent with the existing and desired character of Leppington.	Yes.
<b>Views and Vistas</b>	Does the proposal obscure or compromise important views?  Does the proposal dominate the skyline and reduce the	No views or vistas will be adversely affected by the proposed signage.	Yes.

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	<p>quality of vistas?</p> <p>Does the proposal respect the viewing rights of other advertisers?</p>		
<b>Streetscape, setting or landscape</b>	<p>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</p> <p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p> <p>Does the proposal require ongoing vegetation management?</p>	<p>The scale, proportion and form of the signage is appropriate for the streetscape, setting and provides information for visitors. The signage does not result in visual clutter and does not protrude above any existing structures or buildings.</p>	Yes.
<b>Site and building</b>	<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>The proposed signage has been integrated into the design of the Stage 3/4 Building.</p>	Yes.
<b>Associated devices and logos with advertisements and advertising structures</b>	<p>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p>No associated devices are proposed.</p>	Yes.
<b>Illumination</b>	<p>Would illumination result in unacceptable glare?</p> <p>Would illumination affect safety for pedestrians, vehicles or aircraft?</p>	<p>The signs are not proposed to be illuminated.</p>	Yes.

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	<p>Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>Can the intensity of the illumination be adjusted, if necessary?</p> <p>Is the illumination subject to a curfew?</p>		
<b>Safety</b>	<p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>The signage will not reduce the safety of Heath or Byron Road or reduce safety for pedestrians or cyclists. The signage does not obscure any sightlines from public areas.</p>	Yes.

<b>Camden Growth Centres Development Control Plan 2023</b>			
<b>Clause</b>	<b>Control</b>	<b>Assessment</b>	<b>Complies</b>
<b>2.2 Indicative Layout Plan</b>	All development is to be undertaken generally in accordance with the Indicative Layout Plan.	The ILP road network was varied and approved under DA/2015/502/1. No further ILP variations are proposed, and this proposal is consistent with the approved concept plan.	Yes.
<b>2.3.2 Water cycle management</b>	Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification.	The proposed stormwater management procedures for this development have been designed according to Council's Engineering Specifications.	Yes.
<b>2.3.3 Salinity and soil management</b>	Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix B.	<p>A Salinity Management Plan was approved as part of DA/2015/502/1. Council's Specialist Environmental Health Officer has reviewed the proposal and recommended a condition to ensure compliance with the approved SMP.</p> <p>Appropriate erosion, sediment and dust control measures have been proposed. A recommended condition of consent requires implementation of these measures.</p>	Yes.
<b>2.3.4 Aboriginal and European heritage</b>	Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the	<p>An aboriginal heritage due diligence assessment was submitted with DA/2015/502/1.</p> <p>The assessment concluded that the site is unlikely to contain aboriginal</p>	Yes.

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	development site that are to be retained and protected (and identify the management protocols for these).	objects however recommends that should any be encountered during works the Office of Environment and Heritage should be informed.  A condition has been recommended regarding unexpected finds.	
<b>2.3.5 Tree Retention and Biodiversity</b>	Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.	Vegetation removal was considered under DA/2015/502/1.	Yes.
<b>2.3.6 Bushfire hazard management</b>	Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.	The edge of the north-eastern boundary of the site is partially mapped as bushfire prone land and a bushfire report was submitted with the DA and a referral was sent to RFS.  The application was referred to the NSW Rural Fire Service who have issued a Bushfire Safety Authority and GTAs for the development.	Yes.
<b>2.7 Contamination Management</b>	All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (e.g. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies.	Land contamination issues were considered as part of the assessment of the original application (DA/2015/502/1) where that assessment found that the site was suitable for the proposed end use as a school.	Yes.
<b>2.3.9 Acoustics.</b>	Compliance with Council's Environmental Noise Policy.	The proposal has been assessed by Council's Specialist Environmental Health Officer who raises no objections to the proposed development subject to the imposition of various standard conditions of consent.	Yes.
<b>2.5 Crime Prevention through Environmental Design</b>	Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.	The development has been designed to allow for the passive surveillance of common areas. The site boundaries contain existing fencing which provides natural access control and territorial reinforcement.	Yes.

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	All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).	The DA was referred to Camden Local Area Command who raised no objections to the proposal.	
<b>2.6 Earthworks</b>	Subdivision and building work are to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.	The proposal maintains the site levels approved under DA/2015/502/1.	Yes.
<b>4.4.4 – Educational Establishments</b>	<p>The only relevant control of this section of the DCP relates to car parking rates as shown in Table 4-12 of the DCP, which requires:</p> <p>1 space per staff member, plus, 1 space per 100 students Plus 1 space per 5 students in Yr 12</p> <p><b>Preparatory School:</b></p> <p><b>40 children/6 – 7 spaces</b> <b>4 staff /4 = 4</b> <b>School:</b></p> <p><b>690 = 7 spaces</b> <b>50 staff = 50 spaces</b></p> <p><b>Total required = 68 spaces</b> <b>Total provided = 71</b></p> <p>A pick up / drop off facility of sufficient size to accommodate the forecast demand identified through a traffic and parking report. The resultant layout of the facility to be to the satisfaction of Council.</p>	<p>The Stage 3 and 4 works will result in an increase of students from 200 to 690 (490 increase) and an increase of staff from 23 to 54 (31 increase).</p> <p>The approved Stage 1 and 2 developments provides 74 on-site spaces. Based on the above figures, existing car parking numbers provided on site will cater for the proposed development and comply with the requirements of the DCP.</p> <p>A traffic and parking assessment has been provided with this DA, which concludes that the increase in students will result in no more than a minimal impact to the road network.</p> <p>The existing pick up/drop off zones will be maintained and can sufficiently cater to the additional children proposed. The afternoon pick-up time has been extended by an additional 10 minutes to allow for the additional children and more efficient traffic flow.</p>	Yes.

Camden Development Control Plan 2019			
Clause	Control	Assessment	Complies
<b>A2 Notification Requirements</b>	DAs are to be publicly exhibited in accordance with the Camden DCP.	The DA has been publicly exhibited in accordance with the Camden DCP.	Yes.