

DA/2025/203/1 – PPSSWC-550 - Construction of a two storey classroom building as Stage 5 of Leppington Anglican College, increase in staff and student numbers, civil works, landscaping and associated works at 50 Heath Road, Leppington

State Environmental Planning Policy (Transport and Infrastructure) 2021 Schedule 8 Design Quality Principles – Chapter 3			
Clause	Control	Assessment	Complies
1 Responsive to Context	Schools should be designed to respond to and enhance the positive qualities of their surroundings. In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change. Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.	The proposed Stage 5 development is a positive addition to the previously approved stages and incorporates its surroundings. Existing site conditions have been considered in the design. The subject site does not contain a heritage item and is not located adjacent to any heritage items. Conditions have been recommended in relation to any unexpected Aboriginal artefacts. The concept approval under DA/2015/502/1 considers the overall landscape design for the school. The detailed landscape plan provided with this application provides sufficient landscaping within the front setback area.	Yes.
2 Sustainable, Efficient and Durable	Good design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country. Schools should be designed to be durable and resilient in an evolving climate. Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.	Positive environmental, social and economic outcomes which align with the principles of caring for Country have been incorporated in the design of the development. The design of the proposed Stage 5 building proposes weather resistant materials. Shading devices have also been incorporated into the design to manage solar access and warm weather. The development incorporates sustainable building principles in providing natural cross ventilation and shading devices to maximise the buildings orientation and to control solar access.	Yes.
3 Accessible and Inclusive	School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities. Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a sense of belonging and seek to reflect the cultural diversity of	Pathways between school buildings are clearly defined throughout the site and will enhance accessibility throughout the school grounds. The Stage 5 development provides additional facilities for students in an established school. A sense of belonging is accomplished as the design is consistent and complements existing school buildings.	Yes.

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	the student body and community. Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.	The school will be sharing their car parking facilities with the church on the adjoining site.	
4 Healthy and Safe	Good school design should support wellbeing by creating healthy internal and external environments. The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment. In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.	Healthy internal and external environments are achieved in the proposal as it is well ventilated and provides appropriate manoeuvring throughout the site. 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 and ramp access. The proposal faces Byron Road which incorporates sufficient pick up and drop off areas and pedestrian crossings. Transport networks are available along the existing bus bays on Heath Road.	Yes.
5 Functional and Comfortable	Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities. In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy. Schools should include appropriate indoor and outdoor learning and play spaces, access to services and adequate storage.	Adverse impacts to the amenity of adjoining developments will not result for the development. 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. Council's Environmental Health Specialist has reviewed the acoustic assessment of this application and has recommended a condition requiring noise compliance to be demonstrated at the construction certificate stage. The proposal provides indoor learning spaces which is sufficient for its intended use. Sunlight and natural ventilation is also optimised and adequate space has been provided in the design.	Yes.
6 Flexible and Adaptable	In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning.	The building footprint provides adaptable learning environments that provides opportunity for expansion and multi-use functions over time. The environmental impact of the school is minimised across the life of the school through the schools	Yes.

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	Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities. Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.	sustainable building methods and materials.	
7 Visual Appeal	School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements. Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood. The identity and street presence of schools should respond to the existing or desired future character of their locations. The design of schools should reflect the school's civic role and community significance.	The proposed built form and landscaping have been reviewed by Council's Urban Design and Landscaping officers who are satisfied by the design and its consistency with the remaining school buildings. The built form is accompanied with appropriate landscaping along the Byron Road street frontage which enhances streetscape amenity. The proposal's identity and street presence responds to the surrounding established and developing low density character as it is well proportioned and is of a bulk and scale envisaged for the intended use as an educational establishment.	Yes.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)

Section	Assessment	Complies
Appendix 5, 2.3 Zone objectives and land use table The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited. 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. The objectives for the R2 Low Density Residential zone are: (a) To provide for the housing needs of the community within a low density residential environment. (b) To enable other land uses that provide facilities or services to meet the day to day needs of residents.	An educational establishment is permitted with consent in the R2 Low Density Residential zone and is consistent with the objectives of the zone.	Yes.

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State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)		
Section	Assessment	Complies
(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. (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. (e) To provide a diverse range of housing types to meet community housing needs within a low density residential environment.		
Schedule 5, 2.6 Subdivision - consent requirements Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).	Subdivision is not proposed.	N/A.
Schedule 5, 2.7 Demolition Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	No demolition is proposed.	N/A.
Schedule 5, 4.3 Height of buildings 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 10.03m.	No – refer to discussion in body of report.
Schedule 5, 5.9 Preservation of trees or vegetation Development consent is required for tree removal and tree related works.	Vegetation removal was considered under DA/2015/502/1.	N/A.
Schedule 5, 6.1 Public utility infrastructure 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. The DA has been referred to Endeavour Energy and Sydney Water who have both provided general terms of approval and standard conditions which will be included in any consent issued.	Yes.

State Environmental Planning Policy (Industry and Employment) 2021 Schedule 5 Assessment Criteria			
Clause	Control	Assessment	Complies
Character of the area	Is the proposal compatible with the existing or desired future character of the area or locality	The proposed signage is consistent with the existing and desired character of Leppington.	Yes.

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	in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?		
Special Areas	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.
Views and Vistas	Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	No views or vistas will be adversely affected by the proposed signage. The signage is low-level and located along the retaining wall facing the Byron Road. Hence, the skyline is not dominated. The site is also not surrounded by other advertisers.	Yes.
Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing vegetation management?	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. Ongoing vegetation management is not required to maintain the proposed signage.	Yes.
Site and building	Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the	The proposed signage has been integrated into the design of the street frontage of the Stage 5 Building. The proposed signage	Yes.

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	proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both?	identifies the school premises simplistically and cohesively.	
Associated devices and logos with advertisements and advertising structures	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?	No associated devices are proposed.	Yes.
Illumination	Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity of any residence or other form of accommodation? Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew?	The sign is not proposed to be illuminated.	N/A.
Safety	Would the proposal reduce the safety for any public road? 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?	The signage will not reduce the safety of Byron Road or reduce safety for pedestrians or cyclists. The signage does not obscure any sightlines from public areas.	Yes.

Camden Growth Centres Development Control Plan 2023			
Clause	Control	Assessment	Complies
2.2 Indicative Layout Plan	All development is to be undertaken generally in accordance with the Indicative Layout Plan.	The ILP road network was varied and approved under the original DA/2015/502/1. No further ILP variations are proposed, and this	Yes.

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		proposal is consistent with the approved concept plan.	
2.3.2 Water cycle management	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 Design Specifications.	Yes.
2.3.3 Salinity and soil management	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.	A salinity management plan was approved as part of DA/2015/502/1. Council's Environmental Health Specialist has reviewed the proposal and recommended a condition to ensure compliance with the approved salinity management plan. Appropriate erosion, sediment and dust control measures have been proposed. A recommended condition of consent requires implementation of these measures.	Yes.
2.3.4 Aboriginal and European heritage	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 development site that are to be retained and protected (and identify the management protocols for these).	An Aboriginal heritage due diligence assessment was submitted with DA/2015/502/1. The assessment concluded that the site is unlikely to contain Aboriginal 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.	Yes.
2.3.5 Tree Retention and Biodiversity	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. No further tree removal is proposed.	Yes.
2.3.6 Bushfire Hazard management	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 site is no longer mapped as bush fire prone land.	N/A.
2.7 Contamination Management	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	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.

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	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.		
2.3.9 Acoustics	Compliance with Council's Environmental Noise Policy.	The proposal has been assessed by Council's Environmental Health Specialist who raises no objections to the proposed development subject to the imposition of standard conditions of consent.	Yes.
2.5 Crime Prevention through Environmental Design	Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).	The development has been designed to allow for the passive surveillance of common areas. The site boundaries contain fencing which provides natural access control and territorial reinforcement. The DA incorporates CPTED design principles appropriately.	Yes.
2.6 Earthworks	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 responds to the natural topography of the site through grading and the incorporation of a ramp along the front of the building.	Yes.
4.4.4 – Educational Establishments	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: 1 space per staff member, plus 1 space per 100 students, plus 1 space per 5 students in Yr 12 Preparatory School: 40 children / 6 = 6.67 = 7 spaces 4 staff = 4 spaces School: 750 children / 100 = 7.5 = 8 spaces 54 staff = 54 spaces Total required = 73 spaces Total provided = 77 (existing)	The Stage 5 works will result in an increase of students from 690 to 790 (100 student increase) and an increase of staff from 54 to 58 (4 staff increase). The increased student numbers will result in a total of 40 preparatory school students and 750 kindergarten to year 12 students. The development currently provides 77 on-site car parking spaces, as per previous approvals. The existing car parking spaces provided on site will cater for the proposed development and comply with Camden DCP requirements. The traffic and parking assessment provided with this DA concludes that the increase in students will not have a substantial impact to the road network.	Yes.

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	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.	It is to be noted that Year 12 students are expected to commence from 2028, where the car park will be increased in size in the future Stage 6 DA to be lodged with Council. The existing pick up/drop off zones will be maintained and can sufficiently cater to the additional children proposed. To further enhance the pick up/drop off times, the no stopping signage along Byron Road will be located further north to allow for additional pick up/drop off car spaces. A condition of consent will allow this to be completed via the Local Transport Forum process.	
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Camden Development Control Plan 2019			
Clause	Control	Assessment	Complies
A2 Notification Requirements	Notification and advertising requirements are now listed in Part 3.0 of the Camden Community Participation Plan 2021 (the CPP).	The DA has been publicly exhibited in accordance with the Camden CPP.	Yes.