

SYDNEY WESTERN CITY PLANNING PANEL ASSESSMENT REPORT

Panel Number:	PPSSWC-550
Application Number:	2025/203/1
Local Government Area:	Camden
Development:	Construction of a two storey classroom building for the Leppington Anglican College (Stage 5) and an increase in staff and student numbers, with civil works, landscaping and associated site works
Estimated Development Cost:	\$5,890,529
Site Address(es):	50 Heath Road and 30 Capparis Road, Leppington.
Applicant:	Anglican Schools Corporation
Owner(s):	Anglican Schools Corporation
Date of Lodgement:	17 April 2025
Number of Submissions:	No submissions received
Classification:	Regionally significant development
Recommendation:	Approve with conditions
Regionally Significant Development Criteria (Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021):	Private infrastructure and community facilities with an estimated development cost >\$5 million.
List of All Relevant Section 4.15(1)(a) Matters:	• State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts - Western Parkland City) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • Camden Growth Centre Precincts Development Control Plan 2023 • Camden Development Control Plan 2019
List all Documents Submitted with this Report for the Panel's Consideration:	• Assessment report • State Environmental Planning Policy (Transport and Infrastructure) 2021 assessment table

	• State Environmental Planning Policy (Precincts - Western Parkland City) 2021 assessment table • Camden Development Control Plan 2019 assessment table • Camden Growth Centre Precincts Development Control Plan 2019 assessment table • Applicant's request to contravene a development standard • Recommended conditions • Proposed plans
Development Standard Contravention Request(s):	• Maximum building height
Report Prepared By:	Jessica Backo, Senior Town Planner
Report Date:	August 2025

Summary of Section 4.15 Matters

	Yes
Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report?	☒

Legislative Sections Requiring Consent Authority Satisfaction

	Yes
Have relevant sections in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarised in the Executive Summary of the assessment report?	☒

Development Standard Contraventions

	Yes	N/A
If a written request for a contravention to a development standard has been received, has it been attached to the assessment report?	☒	☐

Special Infrastructure Contributions

	Yes	No
Does the application require Special Infrastructure Contributions?	☒	☐

Conditions

	Yes
Have draft conditions been provided to the applicant for comment?	☒

PURPOSE OF REPORT

The purpose of this report is to seek the Sydney Western City Planning Panel's (the Panel's) determination of a development application (DA) for the construction of a two storey classroom building for the Leppington Anglican College (Stage 5) and an increase in staff and student numbers, with civil works, landscaping and associated site works at 50 Heath Road, Leppington.

The Panel is the consent authority for this DA as the estimated development cost (EDC) is \$5,890,529. This exceeds the EDC threshold of \$5 million for Council to determine the DA pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2025/45/1 for the construction of a two storey classroom building for the Leppington Anglican College (Stage 5) and an increase in staff and student numbers pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for 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.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plans and policies.

A summary of the assessment of all relevant environmental planning instruments is provided below with a detailed assessment provided later in the report.

State Environmental Planning Policy (Planning Systems) 2021	The Panel is the consent authority for this DA as the development has an EDC of \$5,890,529. The EDC threshold for Council to determine a DA for private infrastructure facilities is \$5 million.
State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP)	The development is permitted with consent in the applicable R2 Low Density Residential zone, is consistent with the zone objectives and acceptable in terms of the Western Parkland City SEPP's other matters for consideration.
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	Consideration of the design quality principles for schools as set out in Schedule 8 in relation to the proposed development has been provided and is attached to this report.
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)	Council's Environmental Health Specialist has reviewed the proposal and concluded that it is consistent with DA/2015/502/1

	which approved the staged development of an 894 place primary and high school. Remediation of the site has been undertaken in accordance with the conditions of that DA. Therefore, the site is considered suitable for the proposed use.
State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)	Council staff are satisfied that the signage is consistent with the Industry and Employment SEPP's objectives in that it is compatible with the desired amenity and visual character of the area, will provide effective communication by displaying the development's name and will be of a high quality design and finish. Council staff have also considered the Industry and Employment SEPP's Schedule 5 assessment criteria and are satisfied that the proposed signage is consistent those controls.
State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)	The development is satisfactory in terms of Chapter 3 of the Sustainable Buildings SEPP as the applicant has demonstrated all of the sustainability requirements listed therein.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)	The development is satisfactory in terms of the matters for consideration in Chapter 6 of the Biodiversity and Conservation SEPP.

The DA was publicly exhibited for a period of 14 days in accordance with the Camden Community Participation Plan 2021. The exhibition period was from 13 to 26 May 2025 and no submissions were received.

The applicant proposes a contravention to the height of buildings development standard that applies to the site. The development standard limits buildings to a maximum height of 9m above ground level and the development will have a maximum height of 10.03m above ground level. The contravention is assessed in detail in this report and is supported by Council staff.

Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
9m maximum building height	10.03m maximum building height	1.03m (11.4%)

AERIAL PHOTO



THE SITE

The site is commonly known as 50 Heath Road, Leppington and 30 Cappariss Lane, Leppington and is legally described as Lots 61 and 62 in DP 1290390. The site is irregular in shape, with a combined site area of approximately 5.42 hectares. A high point runs east-west across the site with the land falling from this point to the east, south and north.

As noted below, at its meeting of 4 August 2016, the Sydney Western City Planning Panel approved DA/2015/502/1 which granted Concept Approval for the staged development of an 894 place primary and high school and construction of Stage 1 for a 100 place preparatory and primary school at 50 Heath Road, Leppington.

On 13 August 2020 Council staff approved DA/2019/989/1 that facilitated Staged 2 of the concept approval, namely the construction of a new junior school building containing four classrooms for a maximum of 100 students and 9 staff, connection to prep school building, covered pedestrian link to administration building, landscaping works, drainage and associated works.

On 7 December 2023 the Sydney Western City Planning Panel approved DA/2023/455/1 via deferred commencement for Stage 3 and 4 of the concept approval, which became operational on 8 February 2024. The approval included the construction of two x two storey teaching facilities across both stages, increased student and staff numbers to a maximum of 690 students and 54 staff, signage and associated site works.

The existing development on the site includes a single-storey preparatory and junior school building, a demountable building, a single storey administration and staff building, outdoor learning and recreational areas as well as car parking facility along the eastern side boundary. The existing buildings cover Stages 1 and 2 of the Concept Approval granted under DA/2015/502/1. The Stage 3 and 4 buildings are currently under construction.

Site works including earthworks have been undertaken under previous DAs approved for the site. The site has been previously cleared of vegetation and structures.

The existing access to the site is via the two-way driveway from Heath Road along the southern boundary of the site, with a bus bay further north along Heath Road at the front of the school. There is an existing 71 space car park, including three accessible car parking spaces. There are also 6 existing drop off and pick up spaces within the car park area.

The site is located on the northern side of Heath Road and is bounded by Byron Road along the northwest boundary, with a public recreation area and one residential dwelling, Capparis Lane along the rear boundary as well as Myakka Way and the Hope Anglican Church along the south-east side boundary. The site is approximately 500m northwest of the Willowdale Shopping Centre Precinct in Denham Court.

The surrounding area is predominantly characterised by established low density residential dwellings to the north and east. On the western side of Heath Road, there is a staged development of 107 residential lots (approved under DA/2023/546/1) and on the southern side of Heath Road, a staged development of 291 residential lots (approved under DA/2022/94/1) is currently under construction. A public recreation area is located immediately northwest of the site.

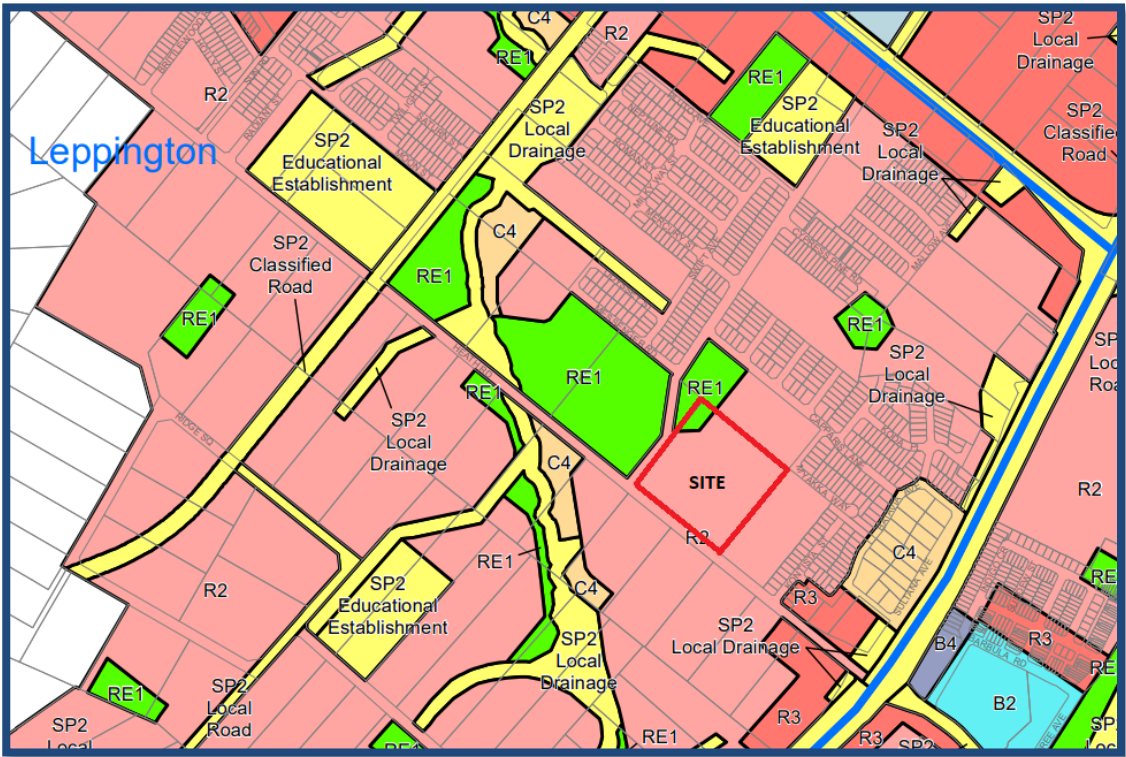
HISTORY

The relevant development history of the site is summarised in the following table:

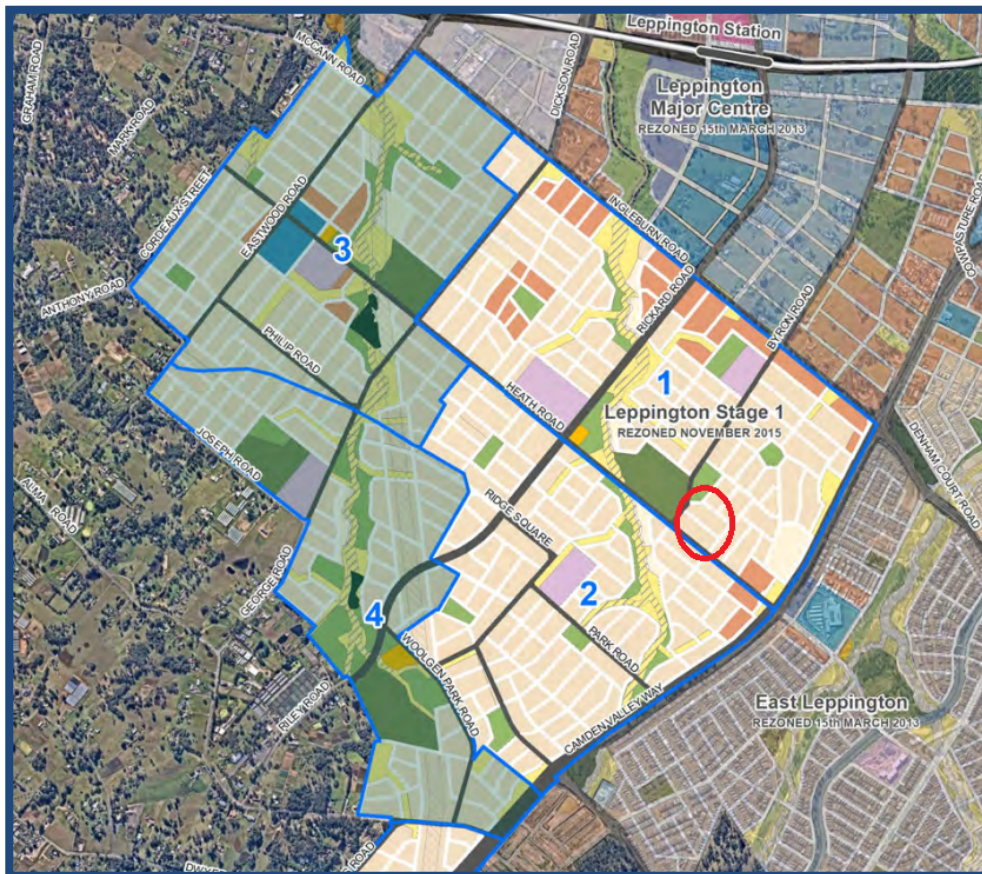
Date	Development
4 August 2016	Approval of DA/2015/502/1 - Concept / staged development for an 894 place primary and high school, remediation of contaminated land, construction of stage 1 for a 100 place preparatory and primary school and associated site works.
29 September 2017	Approval of DA/2015/502/2 - Section 96(1A) Modification – Layout, design and associated modifications.
13 August 2020	Approval of DA/2019/989/1 - Construction of a new junior school building containing four classrooms for a maximum of 100 students and 9 staff (Stage 2 works), connection to preparatory school building, covered pedestrian link to administration building, landscaping works, drainage and associated works
6 May 2020	Approval of DA/2015/502/3 - Section 4.55 modification to approved primary school and secondary school concept approval incorporating new junior school, and changes to Stage 1 works including design changes to prep school and administration buildings, associated changes to landscaping, drainage and earthworks, deletion of approved soccer field

	and hardcourt and associated changes to the wording of conditions of consent.
12 October 2021	Approval of DA/2015/502/4 - Section 4.55 modification to an approved primary and secondary school concept approval and associated works to amend the approved on-site circulation and car parking layout, minor alterations and additions to the approved preparatory school and administration building, new outdoor covered learning area and changes to internal pedestrian pathways.
26 May 2022	Approval of DA/2019/989/2 - Section 4.55 modification to the approved Stage 2 development for 100 students to allow primary and secondary school students.
1 December 2022	Approval of DA/2022/574/1 - Construction and installation of two modular buildings for food technology and science lab learning with storage and amenities, including decking, balustrading, ramps and access stairs, walkway connection to the primary school buildings, landscaping, stormwater and associated works representing Stage 3 of Concept Plan Approval (DA/2015/502/1 as amended).
8 December 2022	Approval of DA/2019/989/3 - Section 4.55 modification to an approved junior school as part of a staged concept for primary and secondary school development to amend the design and height of the approved classroom building, modify external colours and finishes, amend the wording of associated conditions of consent.
7 December 2023	Approval of DA/2023/455/1 - Construction of a two (2) storey teaching facility, increased student and staffing numbers, civil and stormwater works, landscaping and associated site works.

ZONING PLAN



LEPPINGTON INDICATION LAYOUT PLAN



THE PROPOSAL

DA/2025/203/1 seeks approval for the construction of a two storey classroom building for the Leppington Anglican College (Stage 5) and an increase in staff and student numbers, with civil works, landscaping and associated site works. Specifically, the development involves:

- Construction of a two storey classroom building, comprising 6 general learning areas, 2 learning commons, 4 breakout spaces, plant room, bathrooms, undercover staircases and a lift.
- Installation of an access ramp with two access points from Byron Road.
- The building has a total proposed gross floor area of approximately 729.7m².
- Proposed finishes of fibre-cement cladding with a profiled metal roof and coloured vertical and horizontal sunshades.
- Increase of student numbers from 690 to 790.
- Increase of staff numbers from 54 to 58.
- Erection of one business identification sign to be installed along the Byron Road street frontage along the northwestern elevation.
- Associated site works including landscaping and stormwater drainage.

ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Planning Systems) 2021.
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Industry and Employment) 2021.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

The Planning Systems SEPP identifies development that is State significant development, infrastructure and critical infrastructure and regionally significant development.

The Panel is the consent authority for this DA as the EDC of the development is \$5,890,529. The EDC threshold for Council to determine the DA for private

infrastructure facilities such as schools is \$5 million pursuant to Schedule 6 of the Planning Systems SEPP.

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

The Western Parkland City SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

Site Zoning

The site is zoned R2 Low Density Residential pursuant to Appendix 5, Section 2.2 of the Western Parkland City SEPP.

Development Characterisation

The development is characterised as an 'educational establishment' by the Western Parkland City SEPP.

Permissibility

An 'educational establishment' is permitted with consent in the R2 Low Density Residential zone pursuant to the land use table in Appendix 5 of the Western Parkland City SEPP.

Planning Controls

An assessment table in which the development is considered against the Western Parkland City SEPP's planning controls is provided as an attachment to this report.

Proposed Contravention – Clause 4.3 Height of buildings

The applicant seeks to contravene the height of buildings development standard that applies to the site. The development standard limits buildings to a maximum height of 9m above finished ground level, with the development will have a maximum height of 10.03m above finished ground level. The contravention relates to a small portion of the proposed building and is shown on the proposed plans.

Pursuant to Appendix 5, Section 4.6(3) of the Western Parkland City SEPP, the applicant has requested to contravene the development standard. In summary, the applicant's request provides the following grounds for the contravention:

- the development is consistent with the objectives of the development standard in that it will not impact upon the amenity of any residential areas and will achieve an appropriate bulk and scale in the context of the surrounding commercial environment,
- The exceedance of the height of buildings development standard is the result of minor and localized variations in the topography of the site.
- The building has been designed with consistent finished floor levels across the building, being RL 101.300 at the ground floor and RL 104.950 at the first floor to

enhance accessibility across the development, reducing the need for internal ramps and steps. The finished floor levels are also consistent with the existing buildings on the site, further enhancing accessibility across the site as a whole.

- The height of the building is consistent with the approved Stage 3 and 4 development. This further allows for compatible architectural language across the buildings, which has been established through clerestory windows that provide daylight into classrooms contributing to a clear sense of identity to the College campus.
- The height exceedance does not have any adverse impacts on the visual privacy of any existing or future development.
- The height exceedance has no visual impacts, or impact to any significant views to or from the public domain.

A copy of the applicant's request is provided as an attachment to this report.

Pursuant to Appendix 5, Section 4.6(3) of the Western Parkland City SEPP, Council staff are satisfied that:

- compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- there are sufficient environmental planning grounds to justify the contravention of the development standard.

The development standard contravention is supported for the following reasons:

- the development is consistent with the objectives of the development standard:

(a) *To establish the maximum height of buildings.*

The 9m height standard facilitates a two storey built form. The proposed Stage 5 building does not exceed two storeys and as such, is not inconsistent with this objective.

(b) *To minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space.*

The amenity of adjoining development, including solar access to dwellings, private open space and bulk and scale, will also be preserved. The development is not within the vicinity of any dwellings and will present a bulk and scale that is reasonable for the development type and its streetscape.

(c) *To facilitate higher density development in and around commercial centres and major transport routes.*

This objective is not relevant as no residential buildings are proposed. The site is not located in the vicinity of a commercial centre or major transport route.

- the development is consistent with the objectives for development within the zones in which the development is proposed to be carried out:

R2 Low Density Residential

1. *To provide for the housing needs of the community within a low density residential environment.*

Residential development is not proposed. Therefore, this objective is not relevant to the development.

2. *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The development allows for the continued operation of the educational establishment known as Leppington Anglican College, which provides educational facilities/services to meet the day to day needs of residents.

3. *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.*

Residential development is not proposed. Therefore, this objective is not relevant to the development.

4. *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.*

The development provides an educational establishment which supports the wellbeing of the community and is compatible with the amenity of the surrounding low density residential environment.

5. *To provide a diverse range of housing types to meet community housing needs within a low density residential environment.*

The development is not residential and proposes private infrastructure to support the residential zone.

- the variation to the height of buildings development standard is negligible and will not be discernible from the public domain;
- the contravention relates to a small portion of the proposed building that is set back from public roads and spaces;
- the contravention of the development standard will not have any adverse amenity impacts including overshadowing, view loss or visual privacy impacts; and
- the proposed development is consistent with the approved Concept DA (DA 2015/502 (as modified)) as required under section 4.24 of the EP&A Act.

It is noted that the Panel may assume the concurrence of the Secretary pursuant to Planning Circular PS 20-002.

Consequently, it is recommended that the Panel support this proposed contravention to the Western Parkland City SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

The Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State.

Educational Establishment

Chapter 3 of the SEPP applies to the proposed development type. Section 3.36 of the SEPP states that development for the purpose of a school may be carried out with development consent on land that is within a prescribed zone. The R2 Low Density Residential zone is a prescribed zone under this clause.

In addition, Schedule 8 Design Principles also apply, and are addressed in an assessment table provided as an attachment to this report. The proposal is consistent with the Design Principles in Schedule 8 of the Transport and Infrastructure SEPP.

Referral to Transport for NSW not required

A referral to Transport for NSW is not required as the development proposal remains consistent with the concept master plan approved under DA/2015/502/1. The student and staffing numbers proposed do not exceed the concept approvals maximum cap of 894 students and the enlargement of the premises will not result in more than 200 vehicle movements per day. Similar to previous advice provided with DA/2023/455/1 for the approved Stage 3/4 building, previous comments from (the then) Roads and Maritime Services dated 24 July 2015 remain applicable. A copy of the letter is attached to this report.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

The Resilience and Hazards SEPP regulates hazardous and offensive development and aims to ensure that the consent authority has sufficient information to assess whether or not development is hazardous or offensive. The Resilience and Hazards SEPP also provides a Statewide planning approach to the remediation of contaminated land.

Contaminated Land

Section 4.6 of the Resilience and Hazards SEPP requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

The proposal is consistent with DA/2015/502/1 which approved the staged development of an 894 place primary and high school. Remediation of the site has been undertaken in accordance with the terms of that consent. Therefore, the site is suitable for the proposed use.

State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)

The Industry and Employment SEPP aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Section 3.6 of the Industry and Employment SEPP requires the consent authority to be satisfied that signage is consistent with the objectives as set out in Section 3.1(1)(a) of the SEPP and the assessment criteria specified in Schedule 5 of the SEPP. An assessment table in which the development is considered against these matters is provided as an attachment to this report.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)

The development is considered satisfactory in terms of the matters for consideration in Chapter 6 of the Biodiversity and Conservation SEPP. There will be no unreasonable adverse impacts upon the Hawkesbury-Nepean Catchment as a result of the development.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

There are no draft environmental planning instruments that are applicable to the development.

(a)(iii) the provisions of any development control plan

The development control plans that apply to the development are:

- Camden Development Control Plan 2019.
- Camden Growth Centres Precinct Development Control Plan.

Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report.

Camden Growth Centre Precincts Development Control Plan 2007 (Growth DCP)

An assessment table in which the development is considered against the Camden Growth Centre Precincts DCP is provided as an attachment to this report.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that are addressed in the conditions attached to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

Traffic impacts

The development proposes a slight amendment to the concept approvals master plan, however is not inconsistent with the overall concept approval. The concept approval indicates an indented bay along the Byron Road street frontage as a dedicated pick up and drop off facility and the Stage 5 building to be located centrally within the school grounds.

On 1 August 2023, Councils Local Traffic Committee (LTC) issued an approval (LTC04) for various upgrades to Byron Road. The upgrades included a 11.2m wide, two way collector road appropriate for bus services with a 3.3m travel lane and 2.3m wide parking lanes. Additional upgrades included indented car parking bays along Byron Road adjacent to the site, line-marking, devices and signage, including 'No Parking' restrictions between 8.30am to 9.30am and 3pm to 4pm on school days. Future Byron Road upgrades will also involve a signalized intersection at Heath Road and Byron Road. A copy of the LTC approval and associated signage and line-marking plans is attached to this report.

The removal of the indented bay for a dedicated drop off space is not considered to be inconsistent with the concept approval, as sufficient pick up and drop off spaces are now provided within the Byron Road upgrade works which are constructed and established. To further improve any traffic impacts of the development, a recommended condition in the consent will involve an obligation for the applicant to seek approval from the Local Transport Forum to relocate the 'No Parking' sign opposite Messenger Road, further north adjacent to the 'No Stopping' sign. This amendment will expand the drop off and pick up area to accommodate the development.

Student waiting area

The development proposes the repositioning of the Stage 5 building to connect with the existing Stage 3/4 building and future Stage 6 building. A student waiting area was also proposed at the Byron Road street frontage with a paved area directly adjacent to the Byron Road drop off area, however further discussions with the applicant resulted in a relocating the student waiting area adjacent to Portal 2 and ensuring it is temporary, until the Stage 6 development is completed. Additionally, the development proposes solid fencing along the site boundary to Byron Road. To enhance student safety to Byron Road, a sufficient balustrade that provides pedestrian safety along the kerb was also discussed with the applicant.

Conditions have been recommended in the consent to remove the student waiting area slab and paved area, and the construction of a pedestrian safety balustrade to be installed behind the kerb, between the kiss and drop area and Portal 3 as design amendments to be made on construction certificate plans.

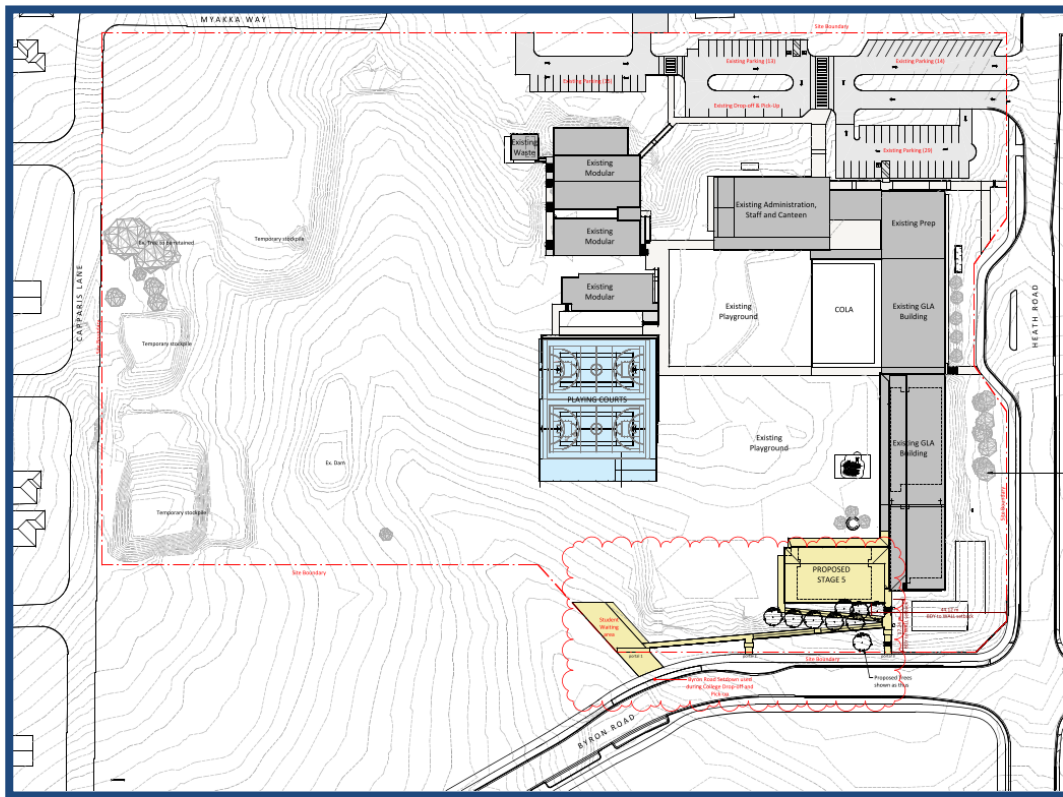


Image 1 – Proposed site plan

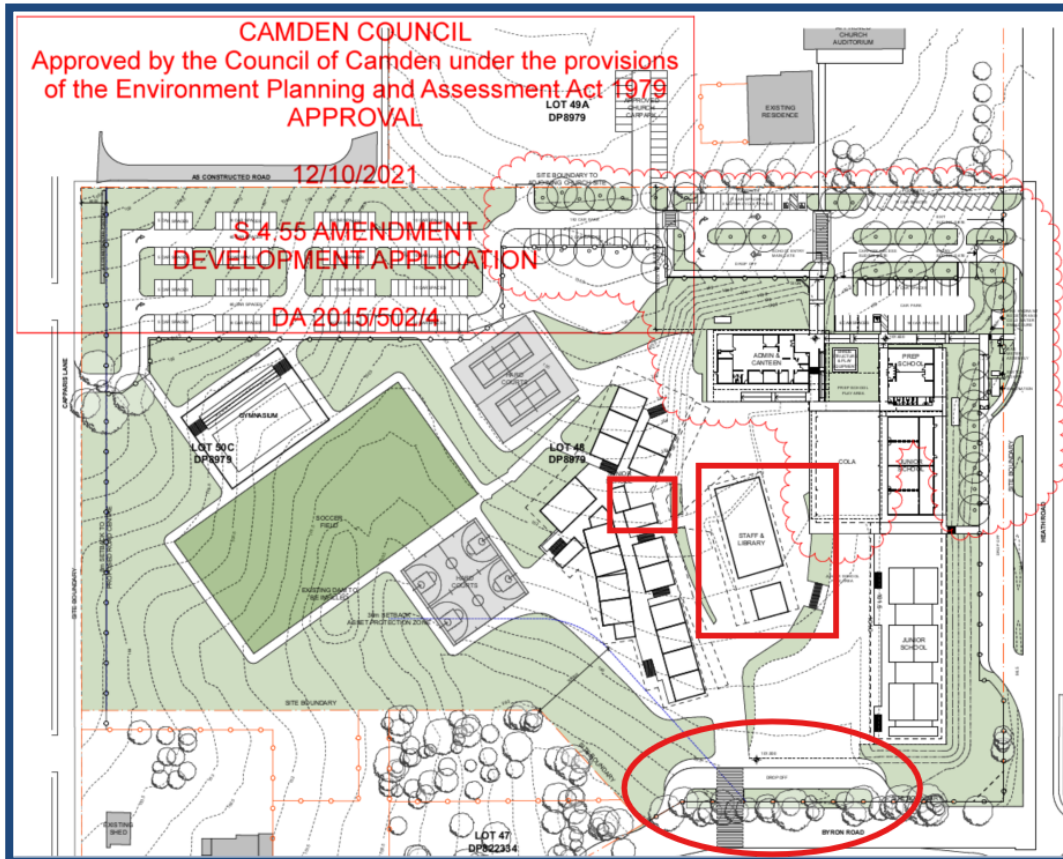


Image 2 – Approved site plan under Concept DA

(c) the suitability of the site for the development

As demonstrated by the assessment, the site is considered to be suitable for the development.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 14 days in accordance with the Camden Community Participation Plan 2021. The exhibition period was from 13 to 27 May 2025 and No submissions were received.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control plans and policies. Based on the assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Endeavour Energy	No objection and conditions recommended
Sydney Water	No objection and conditions recommended

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDATION

That the Panel:

- i. **support the applicant's request pursuant to Appendix 5, Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to contravene the height of buildings development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021, and**
- ii. **approve DA/2025/203/1 for the construction of a two storey classroom building as Stage 5 of Leppington Anglican College, increase in staffing to a maximum of 58, increase in student numbers to a maximum of 790, civil**

works, landscaping and associated works subject to the conditions attached to this report for the following reasons:

1. The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Section 4.3 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and the objectives for development within the R2 Low Density Residential zone.
2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Industry and Employment) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan 2023 and Camden Development Control Plan 2019.
4. The proposed development is not inconsistent with the concept approval / master plan approved for the site.
5. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
6. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
7. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.