

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	9 September 2025
DATE OF PANEL DECISION	9 September 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Sue Francis, Michael Mantei
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 September 2025.

MATTER DETERMINED

PPSSWC-550 – Camden – DA/2025/203/1 – 50 Heath Road, Leppington - 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

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Application to vary a development standard:

The proposed building will contravene the height of buildings development standard that applies under Section 4.6(3) of the Western Parkland City SEPP. 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. However, the non-compliance is limited to a small portion of the building only being largely a consequence of the appropriate design aim of maintaining a single floor plate for the building. Where it is located, it will not have any adverse effects and will not be visually intrusive.

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Camden Local Environmental Plan 2019 (LEP), the Panel is therefore satisfied that the applicant has demonstrated that:

- compliance with cl. 4.3 (Height of Buildings) is unreasonable or unnecessary in the circumstances; and
- there are sufficient environmental planning grounds to justify contravening the development standard.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report which have been summarised below:

- 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. There will be no unreasonable adverse impacts upon the Hawkesbury-Nepean Catchment as a result of the development.

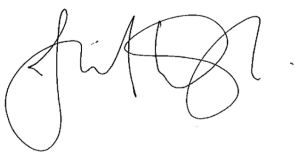
- The development has been assessed to be consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan 2023 and Camden Development Control Plan 2019.
- The proposed development is consistent with the concept master plan approved under DA/2015/502/1. Specifically, it is reported that 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. There are minor changes to the traffic arrangements depicted in the concept master plan such as the removal of the indented bay for a dedicated drop off space. Those changes (which are responsive to various upgrades to Byron Road approved by Councils Local Traffic Committee (LTC) (see approval (LTC04)) do not however substantially depart from the approved concept. Sufficient pick up and drop off spaces will now be provided within the Byron Road upgrade works. A recommended condition in the consent will require suitable changes to parking signage, subject to approval from the Local Transport Forum to expand the drop off and pick up area.
- The development is considered to be of an appropriate scale and form for the site and the character of the locality.
- Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
- The proposed height of the building is appropriate and the minor variation from the height development standard is acceptable as set out in the consideration of the s 4.6 request to vary the standard set out above.
- No aspect of the development requires further assessment of the issue of contamination given the issue was comprehensively assessed with consideration and approval of DA/2015/502/1 which approved the staged development of an 894 place primary and high school. It is reported that remediation of the site under that consent is complete.
- The proposed two storey classroom building for the Leppington Anglican College (Stage 5) and an increase in staff and student numbers is in the public interest to service the planned increases in the population of the developing Leppington area. It 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 which the Panel understands to be agreed to by the Applicant.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Sue Francis



Michael Mantei

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-550 – Camden – DA/2025/203/1
2	PROPOSED 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
3	STREET ADDRESS	50 Heath Road and 30 Capparis Road, Leppington
4	APPLICANT/OWNER	Applicant: Anglican Schools Corporation Owner: Anglican Schools Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Precincts—Western Parkland City) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - Draft environmental planning instruments: Nil - Development control plans: - Camden Development Control Plan 2019 - Camden Growth Centre Precincts Development Control Plan 2023 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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	- Council assessment report: August 2025 - Clause 4.6 variation request: Height of Building - Proposed variation of 11.4% (10.03m) - Written submissions during public exhibition: Zero (0) - Total number of unique submissions received by way of objection: Zero (0)
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report