Item 8: Development

8.1 SSD-9872 St Matthews College EIS Submission

REPORT BY THE DIRECTOR DEVELOPMENT
TO 17 JUNE 2020 ORDINARY MEETING
GOV400087, LAN900096

RECOMMENDATION

That Council:

1. receive the report by the Director Development on the SSD-9872 St Matthews College EIS Submission; and

2. approve the draft submission prepared by staff.

Executive summary

The purpose of this report is to consider a draft submission prepared by staff who have undertaken a review of the Environmental Impact Statement and associated documentation for the St Matthews Catholic College project which is currently on public exhibition.

Disclosure of Interest

Nil

Detailed report

The Environmental Impact Statement for the St Matthews Catholic College is currently on public exhibition with a closing date of Tuesday 23 June 2020. The project is for the development of a new secondary school for up to 680 students comprising 5 buildings and associated landscaping works.

As this is a State Significant Development project, Council is not the consent authority for the project. However, Council does have the opportunity to make a submission about the development application and outline any concerns or issues it would like to raise.

Staff have undertaken a review of the Environmental Impact Statement and associated documentation, and prepared a draft submission for Council to consider.

Community Plan implications

<table>
<thead>
<tr>
<th>Theme</th>
<th>Looking After Our Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goal</td>
<td>Effective and efficient delivery of infrastructure</td>
</tr>
</tbody>
</table>
Strategy: Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies
Towards 2030 Community Plan

Council Policies
Mid-Western Regional Development Control Plan 2013
Mid-Western Regional Developer Contributions Plan 2019
Mid-Western Regional Development Servicing Plans 2008

Legislation
Environmental Planning and Assessment Act 1979
Mid-Western Regional Local Environmental Plan 2012

Financial implications

The applicant has requested a waiver of developer contributions for this development, as it is a not for profit organisation. This will impact future income collected under the relevant contribution plans.

<table>
<thead>
<tr>
<th>Budget Year</th>
<th>Operating Performance Ratio</th>
<th>Own Source Revenue</th>
<th>Building &amp; Infrastructure Renewal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Future Years</td>
<td>✗</td>
<td>✗</td>
<td>–</td>
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</tbody>
</table>

Associated Risks

If Council does not make a submission on this development application, there is a risk that relevant local matters are not identified by the consent authority (NSW Department of Planning, Industry and Environment). This could result in a poor development outcome for the local community.

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

4 June 2020

Attachments: 1. LATE ATTACHMENT - Draft Submission.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER