

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 6 November 2014 at 5.00 pm

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald and Paul Hawker

Apologies: Mary-Lynne Taylor and Cr Paul Lake

Declarations of Interest: Nil

### Determination and Statement of Reasons

2014SYW041 – Campbelltown City Council – DA556/2014, Stage 2 subdivision and associated major works – 111 residential lots and 1 residual lot for future development, 1 open space lot and 3 residual lots, Narellan Road, Campbelltown

**Date of determination:** 6 November 2014

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

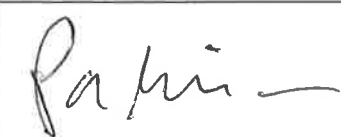
#### Reasons for the panel decision:

1. The panel is satisfied that as a stage element of the previously approved Master Plan for the Campbelltown UWS landholding the proposed development is consistent with the objectives relating to the 10(a) Regional Comprehensive Centre zoning of the site under Campbelltown (Urban Area) LEP.
2. The proposed development will add to the supply and choice of housing in the Southwest Metropolitan Subregion and the City of Campbelltown in a location benefiting from its proximity to UWS campus to local and regional transport services and to the services and facilities offered by the Campbelltown Town Centre.
3. The scale and landscape treatment of future development of the lots created will be consistent with the adopted Masterplan and will not unreasonably impact on the established rural setting of the Campbelltown urban area.
4. The proposed development arrangements will assist to secure the conservation of an identified on site threatened ecological community.
5. The proposed subdivision of the land for housing at the density proposed will have no significant adverse impacts on the natural or built environments.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

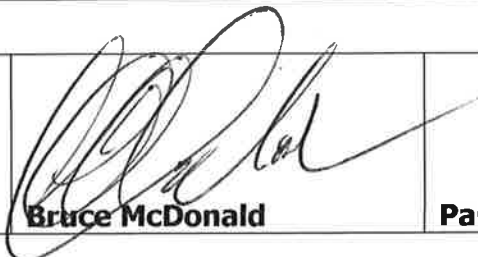
**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report with amendment to Condition 15 to read as follows:

Various lots within the proposed subdivision will require appropriate restrictions to be created on the title of land, under Section 88B of the Conveyancing Act, to restrict access/egress across the boundaries of the burdened lots. The lots requiring this restriction will be identified by Council during the subdivision process.

#### Panel members:



Paul Mitchell (Acting Chair)



Bruce McDonald



Paul Hawker

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference</b> – 2014SYW041, <b>LGA</b> – Campbelltown City Council, <b>DA 556/2014</b>
2	<b>Proposed development:</b> Stage 2 subdivision and associated major works – 111 residential lots and 1 residual lot for future development, 1 open space lot and 3 residual lots.
3	<b>Street address:</b> Narellan Road, Campbelltown
4	<b>Applicant/Owner:</b> Urban Growth NSW/University of Western Sydney
5	<b>Type of Regional development:</b> Crown Development with Capital Investment Value greater than \$5million
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Integrated Approvals – Rural Fires Act 1997, National Parks and Wildlife Act 1974, Water Management Act 2000</li> <li>○ State Environmental Planning Policies – SEPP 44 Koala Habitat Protection</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Campbelltown (Urban Area) Local Environmental Plan 2002</li> <li>○ Development Control Plans – University of Western Sydney</li> <li>○ Development Control Plan 2008</li> </ul> </li> <li>• <b>Non Statutory Provisions</b> <ul style="list-style-type: none"> <li>○ University of Western Sydney Campbelltown Masterplan Campbelltown 2025 Looking Forward</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Campbelltown (Sustainable City) Development Control Plan Volumes 1 and 3</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<p><b>Material considered by the panel:</b></p> <p>Council assessment report, site location plan, proposed lot layout, letter from rural fire service, letter from office of environment and heritage, memo from office of water, USW DCP compliance table, UWS DCP view corridor and draft conditions of consent.</p> <p>Verbal submissions at the panel meeting: Peter Lawrence in attendance on behalf of the applicant to answer questions from the Panel.</p>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>25 September 2014 – Briefing Meeting, 6 November 2014 – Site Inspection Final Briefing Meeting.</p>
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report