






SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 20 January 2015 and 4 February 2015		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Lara Symkowiak and Cr Peter Sidgreaves		
Apologies: None		
Declarations of Interest: None		
Determination and Statement of Reasons		
2014SYW061 – Camden Council – DA 308/2014 – Construction of a 915m upgrade of part of Raby Road, provision of a new signalised intersection, relocation of services and associated site works, 1100 Camden Valley Way Leppington and 50A, C & E Raby Road, Gledswood Hills		
Date of determination: 4 February 2015		
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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: <ol style="list-style-type: none"> 1. The proposed roadway will facilitate the planned development of the Southwest urban development sector. 2. The proposal will not adversely impact on the existing natural or built environments or the nearby heritage listed canal. 3. In consideration of the above points the Panel concludes that the approval of the proposal is in the public interest. 		
Conditions: The development application was approved subject to the conditions recommended in the Council Assessment Report.		
Panel members:		
 Mary-Lynne Taylor (Chair)	 Paul Mitchell	 Bruce McDonald
 Lara Symkowiak	 Peter Sidgreaves	

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SCHEDULE 1

1	JRPP Reference – 2014SYW061, LGA – Camden Council, DA/308/2014,
2	Proposed development: Construction of a 915m upgrade of part of Raby Road, provision of a new signalised intersection, relocation of services and associated site works.
3	Street address: 1100 Camden Valley Way Leppington and 50A, C & E Raby Road, Gledswood Hills.
4	Applicant/Owner: Macarthur Developments Pty Limited
5	Type of Regional development: Capital investment value over \$5 million (Clause 4, Schedule 4A)
6	Relevant mandatory considerations Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy Infrastructure 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • Deemed State Environmental Planning Policy No 20 Hawkesbury-Nepean River • Camden Local Environmental Plan 2010 Draft environmental planning instruments: Nil <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Camden Development Control Plan 2011. • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report with recommended conditions.
8	Meetings and site inspections by the panel: 18 July 2014 – Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report