

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 20 January 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell and Cr Peter Sidgreaves

Apologies: Ms Lara Symkowiak

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW082 – Camden, DA 439/2014, Stages subdivision to create 268 residential lots, 7 residue lots, bulk earthworks, roads, drainage, landscaping, embellishments of riparian corridors and associated site works, 1100 Camden Valley Way, Leppington.

Date of determination: 20 January 2016

Panel consideration:





The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

- The proposal will facilitate further housing supply in this developing urban area.
- The proposal adequately complies with the relevant Legislation State Environmental Planning Policies and local planning Instruments.
- The proposal will have no unacceptable impacts on the natural or built environments including the local ecology and riparian systems.

Conditions: The development application was approved subject to revised conditions recommended with the Council Assessment Report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 Peter Sidgreaves		

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SCHEDULE 1

1	JRPP Reference – 2014SYW082, LGA – Camden Council, DA/439/2014
2	Proposed development: Stages subdivision to create 268 residential lots, 7 residue lots, bulk earthworks, roads, drainage, landscaping, embellishments of riparian corridors and associated site works. 1100 Camden Valley Way, Leppington.
3	Street address: 1100 Camden Valley Way, Leppington.
4	Applicant/Owner: Macarthur Developments Pty Limited.
5	Type of Regional development: Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979, the development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • 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 ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River – Deemed SEPP ○ Camden Local Environmental Plan 2010. • Draft environmental planning instruments: Nil • 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: Original Council assessment report with recommended conditions, Addendum report with revised conditions.
8	Meetings and site inspections by the panel: 15 December 2015 to 20 January 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Revised conditions attached to council assessment report