

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 1.00 pm on Wednesday 27 May 2015 at Campbelltown City Council

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Bruce Clarke, Cr Paul Hawker

Apologies: Cr Paul Lake    Declarations of Interest: None

### Determination and Statement of Reasons

2014SYW132 – Campbelltown – DA2035/2014/Retirement Village - Stage 1 Work - Denham Court Road and Camden Valley Way, Denham Court

**Date of determination:** 27 May 2015

**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.

**Panel Decision:**

The decision of the Panel is that the development's determination be deferred, although it be given an 'in principle' support, provided the following was addressed to the Panel's satisfaction in the future by way of additional information and supplementary report:

- The gazettal of an amendment to the 'biodiversity certification order' that affects some of the land, so that the entire site, not just a portion of it is subject to the order
- That further embellishment of the officer's assessment report in relation to the assessment of potential contamination of the site be provided; and
- That further information be provided to the Panel regarding the provision of acceptable bus services in accordance with the Senior's Living SEPP.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Bruce Clarke</b>
 <b>Paul Hawker</b>		

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## SCHEDULE 1

1	<b>2014SYW132 – Campbelltown – DA2035/2014/DA-SL</b>
2	<b>Proposed development:</b> Staged development application for a retirement village, including Stage 1 works (civil construction, an acoustic wall and entry feature). Stage 1 CIV \$10,060, 421
3	<b>Street address:</b> Denham Court Road and Camden Valley Way, Denham Court
4	<b>Applicant:</b> Stockland Development
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Rural Fires Act 1997</li> <li>• Threatened Species Conservation Act 1995</li> <li>• National Parks and Wildlife Act 1974</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Campbelltown Growth Centres Development Control Plan</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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000.</li> <li>• The public interest.</li> </ul> <b>Non Statutory Provisions</b> (as per Council Assessment Report) <ul style="list-style-type: none"> <li>• Campbelltown 2025 Looking Forward</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report dated 15 May 2015 Written submissions during public exhibition: 1 Submissions Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Applicant - Andrew Newling from Stockland and Dean Hosking from Cardno</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 27 May 2015 - Site Inspection and final Briefing Meeting
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report