

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 23 July 2015 at 11.00 am

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

Apologies: Cr Paul Lake

Declarations of Interest: None

### Determination and Statement of Reasons

2014SYW132 – Campbelltown City Council – DA2035/2014, Staged development application for a retirement village, including Stage 1, being the construction of roads, an entry feature and an acoustic wall, Camden Valley Way and Denham Court Road, Denham Court.

**Date of determination:** 23 July 2015

**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 proposed facility will facilitate the supply and choice of aged persons housing within the Southwest Growth Centre and the City of Campbelltown in a location within access to transport services and the services that will be available from the commercial centre planned nearby and the coming facilities as proposed in the concept approval.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP (Housing for Seniors or People with a Disability) 2004, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposed development subject to the conditions imposed complies with the requirements of the Rural Fires Act 1997, the Threatened Species Conservation Act 1995 and the National Parks and Wildlife Act 1974.
4. The proposal is consistent with the provisions and objectives of Campbelltown Growth Centre DCP.
5. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The development concept and stage 1 of the concept as approved under this consent will have no unacceptable adverse impacts on the natural or built environments including impacts on natural bushlands and on the performance of the local road network, noting that these issues have been addressed in strategic assessments determining the urban use of this land. The Panel further notes that further stages of the development will be required to mitigate any potential environmental impacts arising from the particular stage of development.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.





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**Conditions:** The development application was approved subject to the conditions in Council Assessment Report with amendment to Condition 8.

Condition 8 t read as follows:

**Graffiti Removal** - In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner of the retirement village shall be responsible for the removal of any graffiti which appears on the acoustic walls and other surfaces of the property within 48 hours of its application.

### Panel members:

		
<b>Mary-Lynne Taylor</b>	<b>Bruce McDonald</b>	<b>Stuart McDonald</b>
		
<b>Paul Hawker</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW132, LGA – Campbelltown City Council, DA 2035/2014</b>
2	<b>Proposed development:</b> Staged development application for a retirement village, including Stage 1, being the construction of roads, an entry feature and an acoustic wall.
3	<b>Street address:</b> Camden Valley Way and Denham Court Road, Denham Court.
4	<b>Applicant/Owner:</b> Stockland Development Pty Ltd.
5	<b>Type of Regional development:</b> Capital investment value in excess of \$20M
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>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> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Campbelltown Growth Centres Development Control Plan</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>The development application was considered by the Panel on 27 May 2015, the Panel defer determination the application on the following grounds:</p> <p>The decision of the Panel was 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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>That further embellishment of the officer's assessment report in relation to the assessment of potential contamination of the site be provided.</li> <li>That further information be provided to the Panel regarding the provision of acceptable bus services in accordance with the Senior's Living SEPP.</li> </ul> <p>Supplementary report with recommended conditions, Government gazette published 'Biodiversity Certification Order' amendment and Plan detail of access to Camden Valley Way bus stops.</p> <p>Original council assessment report, attachments, location plans, survey plan, master plan, entry feature details, acoustic wall location plan and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>Jim Baldwin</li> <li>Dean Hosking</li> <li>Andrew Newling</li> </ul>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>23 July 2015 – Final Briefing Meeting.</p> <p>27 May 2015 – Site Inspection and Final Briefing Meeting.</p>
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report

