

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Campbelltown Council** on **Thursday 25 March 2015 at 3.00 pm**

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

Apologies – None

Declarations of Interest: Stuart McDonald declared a non-significant non pecuniary interest in relation to this particular matter because his firm SJB Planning undertakes work from time to time for Urban Growth NSW but have no involvement in this matter.

Determination and Statement of Reasons






2014SYW133 – Campbelltown, 473/2014/DA-SW, Edmondson Park South Stages 2, 7 and 8, Earthworks, removal of vegetation, construction of roads, drainage and other civil works and release of 433 Torrens titled residential allotments and 2 Torrens titled residue allotments, Macdonald and Campbelltown Roads, Bardia

Date of determination: 25 March 2015

Panel Decision:

The decision of the Panel is to defer determining the application to allow the applicant to respond to the Council's issue in relation to provision of a condition that a planning agreement be executed prior to release of any lots.

Panel members:

		
Mary-Lynne Taylor (Chair)	Stuart McDonald	Bruce McDonald
		
Cr Paul Lake	Cr Paul Hawker	

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SCHEDULE 1

1	JRPP Reference – 2014SYW133, LGA – Campbelltown Council, DA 473/2014
2	Proposed development: – Campbelltown, 473/2014/DA-SW, Edmondson Park South Stages 2, 7 and 8, Earthworks, removal of vegetation, construction of roads, drainage and other civil works and release of 433 Torrens titled residential allotments and 2 Torrens titled residue allotments,
3	Street address: Macdonald and Campbelltown Roads, Bardia
4	Applicant/Owner: Applicant Urban Growth NSW
5	Type of Regional development: Development by the Crown with a Capital Investment Value greater than \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Integrated Development – Rural Fires Act 1997 • State Environmental Planning Policy – (Major Development) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 19 – Bushland in Urban Areas • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Edmondson Park South Development Control Plan 2012 • Campbelltown (Sustainable City) Development Control Plan Volume 3 • 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, Proposed lot layout over several sheets, Design principles and lot yield plan, Landscape plans and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Jeff Lawrence • Donna Savage
8	Meetings and site inspections by the panel: 9 October 2014 – Briefing Meeting 25 March 2015 - Site Inspection and Final Briefing.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report