

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: 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 City Council – DA473/2014, 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: 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:




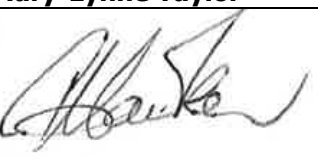
1. The proposed subdivision will facilitate the supply and choice of aged persons housing within the Southwest Growth Centre and the City of Campbelltown in a location specially selected for residential development as proposed.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP (Major Development), SEPP No. 19 Bushland in Urban Areas, 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.
4. The proposal is consistent with the provisions and objectives of Edmondson Park South DCP 2012 and Campbelltown (Sustainable City) DCP Volume 3.
5. The proposed development 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, nothing that these issues have been addressed in strategic assessments determining the urban use of this land.
6. A Voluntary Planning Agreement has been executed between the Applicant and Campbelltown City Council that addresses the provision of required infrastructure.
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.

Conditions: The development application was approved subject to the conditions in Council Assessment Report with amendments to Condition 2.

Condition 2 to read as follows:

Voluntary Planning Agreement -The provision and timing of infrastructure as provided for by the Planning Agreement between Landcom (trading as UrbanGrowth NSW) and Campbelltown City Council as executed on 6 July 2015 must be undertaken by the applicant in accordance with that Agreement throughout the Agreement's operation.

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Stuart McDonald
		
Paul Hawker		

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SCHEDULE 1

1	JRPP Reference – 2014SYW133, LGA – Campbelltown City Council, DA 473/2014
2	Proposed development: 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: UrbanGrowth NSW.
5	Type of Regional development: Capital investment value in excess of \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> Environmental planning instruments: <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 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Campbelltown (Sustainable City) Development Control Plan Volume 3 Planning agreements: Nil Regulations: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 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: <p>The development application was considered by the Panel on 25 March 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 to allow the applicant to respond to the Council's issue in relation to provision of a condition that a planning agreement to executed prior to release of any lots.</p> <p>Supplementary report with revised conditions, Original council assessment report with recommended conditions, Proposed lot layout over several sheets, Design principles and lot yield plan, Landscape plans and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> Jim Baldwin
8	Meetings and site inspections by the panel: 23 July 2015 – Final Briefing Meeting. 25 March 2015 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report