






## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at <b>Camden Civic Centre</b> on <b>Thursday 25 June 2015 at 11.30 am</b>		
Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald , Bruce Clarke, Cr Lara Symkowiak and Cr Peter Sidgreaves		
<b>Apologies:</b> Mary-Lynne Taylor		
<b>Declarations of Interest:</b> None		
<b>Determination and Statement of Reasons</b>		
<b>2014SYW146 – Camden Council – DA 842/2014 –</b> Residential subdivision of the land into 214 lots, comprising 213 residential lots and a super lot (for a potential future road connection to land to the east), demolition of existing dwelling/structures, remediation of contaminated land and associated site works, 51-61 St Andrews Road, Leppington. Lot 2126 DP 1193710 and Lot 722 DP 1192964.		
<b>Date of determination:</b> 25 June 2015		
<b>Panel consideration:</b> 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.		
<b>Panel Decision:</b> The decision of the Panel is to defer formal determination but give its in principle approval subject to deferred commencement to enable provision of a noise study and agreed set of modified conditions.		
<b>Panel members:</b>		
 <b>Paul Mitchell (Acting Chair)</b>	 <b>Bruce McDonald</b>	 <b>Bruce Clarke</b>
 <b>Lara Symkowiak</b>	 <b>Peter Sidgreaves</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW146, LGA – Camden Council, DA/842/2014</b>
2	<b>Proposed development:</b> Residential subdivision of the land into 214 lots, comprising 213 residential lots and a super lot (for a potential future road connection to land to the east), demolition of existing dwelling/structures, remediation of contaminated land and associated site works.
3	<b>Street address:</b> 51-61 St Andrews Road, Leppington. Lot 2126 DP 1193710 and Lot 722 DP 1192964.
4	<b>Applicant/Owner:</b> Minotaur Project Management Pty Limited for Cornish Group No Two Pty Limited
5	<b>Type of Regional development:</b> Capital investment value over \$20million
6	<p><b>Relevant mandatory considerations</b></p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres (2006)</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River – Deemed State Environmental Planning Policy No. 20</li> </ul> <p>Environmental planning instruments: Nil</p> <ul style="list-style-type: none"> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Camden 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 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>Council Assessment Report with recommended conditions, Statement of environmental effects and supporting documents and report, subdivision plans and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Brett Cornish</li> <li>• Adam Seton</li> <li>• David Bobress</li> <li>• Melissa Rodrigues</li> </ul>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>26 February 2015 - Briefing meeting; 25 June 2015 - Site inspection and Final briefing meeting.</p>
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council report