

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Thursday 30 July 2015 at 4.00 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Cr Lara Symkowiak and Cr Peter Sidgreaves

Apologies: Mary-Lynne Taylor and Bruce Clarke

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW146 – Camden Council – DA 842/2014 – 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.

Date of determination:

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.

Panel Decision:

1. The proposed subdivision will facilitate additional supply and choice of housing within the Southwest Growth Centre and Camden local government area in a location specifically planned for Greenfield residential development as proposed.
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 (Infrastructure) 2007 and SEPP 55 Remediation of Land and SEPP 20 Hawkesbury Nepean River.
3. The proposal is consistent with the provisions and objectives of (Camden Growth Centres Development Precincts DCP) noting that the departures from the adopted Indicative Layout Plan are acceptable.
4. The conditions of consent will facilitate the orderly development of adjoining No. 71 Andrews Road in the event that land is rezoned or is pending rezoning for residential development within 3 years of this consent being granted.
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, noting that these issues have been addressed in strategic assessments determining the urban use of this land.
6. In consideration of conclusions 1-5 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 documented in the Council Addendum Report with amendments to:

Condition 1.1b

Condition 1.1c

Condition 5.24

Panel members:

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|  Paul Mitchell (Acting Chair) |  Bruce McDonald |  Lara Symkowiak |
|  Peter Sidgreaves | | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2014SYW146, LGA – Camden Council, DA/842/2014 |
| 2 | Proposed development: 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 | Street address: 51-61 St Andrews Road, Leppington. Lot 2126 DP 1193710 and Lot 722 DP 1192964. |
| 4 | Applicant/Owner: Minotaur Project Management Pty Limited for Cornish Group No Two Pty Limited |
| 5 | Type of Regional development: Capital investment value over \$20million |
| 6 | <p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Region Growth Centres (2006) • State Environmental Planning Policy No. 55 - Remediation of Land • Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River – Deemed State Environmental Planning Policy No. 20 <p>Environmental planning instruments: Nil</p> <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Camden Growth Centres Development Control Plan • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment 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 | <p>Material considered by the panel:</p> <p>The original assessment report, Conditions, Statement of environmental effects, Supporting documents and report, Subdivision plans and Written submissions were considered by the Panel at its meeting on 25 June 2015, the Panel resolved to defer formal determination of the development application but gave in principle approval subject to deferred commencement to enable provision of a noise study and an agreed set of modified conditions.</p> <p>Addendum Report with modified conditions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Gerard Turrisi • David Bobyreff |
| 8 | <p>Meetings and site inspections by the panel:</p> <p>26 February 2015 - Briefing meeting; 25 June 2015 - Site inspection and Final briefing meeting. 30 July 2015 – Final Briefing Meeting</p> |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Attached to council addendum report |