

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 18 May and 27 May 2015

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Lara Symkowiak,

Apologies: Peter Sidgreaves Declarations of Interest: None

Determination and Statement of Reasons

2014SYW156 – CAMDEN – DA861/204 [Spring Farm Town Centre, 156 Springs Road, Spring Creek] as described in Schedule 1.

Date of determination: 29 May 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:

The Panel approved the application by a majority of 3 to 1 (Taylor, Mitchell and McDonald for, Symkowiak against) for the following reasons:





1. The Panel considers the proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies and the requirements of the relevant State agencies.
2. The proposed development will provide additional urban development within Spring Farm consistent with the provisions of Camden LEP 2010 and those elements of Camden DCP designed to guide the Spring Farm development.
3. The proposal adequately protects the natural bushland environment.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development to be a suitable use of the site and approval of the proposal is in the public interest.

Cr Symkowiak would not approve the application for the following reasons:

1. The northern portion identifies a yield of 32-37 lots however no lot yield is specified for the southern section. Panel member Cr Symkowiak believes that 43 lots is a few too many. The facades of the houses along Springs Rd are also very similar to each other and close together. A little more space between houses and mix of design could have been used.
2. Cr Symkowiak does not support the DCP variation regarding the lack of on-street parking on Richardson Rd. To say that Woolworths have provided excess spaces and can cope with overflow is not acceptable and she believes the condition as stated in the DCP for on-street parking to be provided on Richardson Rd should be adhered to.

Conditions: The Panel approves the development subject to the conditions recommended in the assessment report prepared by Council.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Paul Mitchell
		
Cr Lara Symkowiak		

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SCHEDULE 1

1	2014SYW156 – CAMDEN – DA861/2014
2	Proposed development: Subdivision to create 43 residential lots, demolition of existing structures, construction of 43 dwellings, 1 future public reserve, 1 future retail/commercial lots, roads, drainage, landscaping and associated site works
3	Street address: Spring Farm Town Centre, 156 Springs Road, Spring Creek
4	Applicant: Urban Growth NSW /Urban Growth NSW, Endeavour Energy and Sada Group
5	Type of Regional development: CIV >\$5m, Crown Development
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River • Deemed State Environmental Planning Policy No 9 – Extractive Industry • Camden Local Environmental Plan 2010 • Camden Development Control Plan 2011 • 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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 14 May 2015 Written submissions during public exhibition: None Verbal submissions at the panel meeting: Not applicable
8	Meetings and site inspections by the panel: Electronic Determination 18 – 29 May 2015
9	Council recommendation: Approve
10	Draft conditions: As per Council Assessment Report