




Relevant JOINT REGIONAL PLANNING PANEL

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| Meeting held at Campbelltown City Council on 1 October 2015 at 11.30 am | | |
| Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce McDonald, Cr Paul Hawker | | |
| Apologies: Cr Paul Luke Declarations of Interest: None | | |
| Determination and Statement of Reasons | | |
| 2015SYW041 – Campbelltown – DA281/2015/DA-SW [Narellan Road Campbelltown] as described in Schedule 1. | | |
| Date of determination: 1 October 2015 | | |
| Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> . | | |
| 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 unanimously approved the development application for the following reasons: <ol style="list-style-type: none"> 1. The proposed development adds to the supply and choice of housing in the Southwest Metropolitan Subregion and the Campbelltown local government area in a location near to and well connected with metropolitan transport facilities and the amenities and services offered by Campbelltown Town Centre and near to the facilities provided by the Western Sydney University Campbelltown campus. 2. The proposed development, subject to the proposed conditions, adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Rural Fires Act 1997, the National Parks and Wildlife Act 1974, the Water Management Act 2000, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007. 3. The proposal adequately satisfies the provisions and objectives of Campbelltown LEP (Urban Area) 2002 and the University of Western Sydney DCP 2006. 4. The site development treatment and the landscape treatment adopted for the proposal will effectively integrate the proposed development into the planned character of the Western Sydney University Campbelltown precinct in which it is located, and with the previously approved stages of development in the precinct. 5. The proposed development, subject to the conditions imposed, will have no significant adverse impacts on the natural or built environments including impacts on the native flora or fauna or the operation of local road network. 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 as attached and subject to the inclusion of the following additional condition: <i>The Infrastructure offered to be undertaken by the applicant as outlined in Urban Growth NSW's letter of offer to Council dated 14 November 2012 (or as subsequently amended and adopted) is to be carried out; and the Planning Agreement is to be executed prior to release of a Subdivision Certificate for any residential allotment within Stage 4.</i> | | |
| Panel members: | | |
|  Mary-Lynne Taylor (Chair) |  Bruce McDonald |  Paul Mitchell |
| Approved by email Cr Paul Hawker | | |

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SCHEDULE 1

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| 1 | JRPP Reference – LGA – Council Reference: 2015SYW041 – Campbelltown – DA281/2015/DA-SW |
| 2 | Proposed development: UWS Residential Project Stage 4 |
| 3 | Street address: Narellan Road Campbelltown |
| 4 | Applicant/Owner: Urban Growth NSW / Western Sydney University |
| 5 | Type of Regional development: CIV> \$5M – Crown Development |
| 6 | Relevant mandatory considerations: <ul style="list-style-type: none"> • Rural Fires Act 1997 • National Parks and Wildlife Act 1974, • Water Management Act 2000 • SEPP No. 44 Koala Habitat Protection • SEPP No. 55 Remediation of Land • SEPP (Infrastructure) 2007 • Campbelltown Local Environmental Plan (Urban Area) 2002 • Draft Campbelltown Local Environmental Plan 2014 • University of Western Sydney Development Control Plan 2008 • University of Western Sydney Campbelltown Master Plan • Campbelltown 2025 Looking Forward • 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 and Assessment Act 1979 (EPA) or EPA Regulation. • The public interest. |
| 7 | Material considered by the panel: Council Assessment Report Dated 21 September 2015 Written submissions during public exhibition: N/A Verbal submissions at the panel meeting: On behalf of the applicant- Mr Valarese |
| 8 | Meetings and site inspections by the panel: Site Inspection: 1 October 2015 Briefing Meeting: 1 October 2015 Determination Meeting: 1 October 2015 |
| 9 | Council recommendation: Approval with conditions of consent |
| 10 | Draft conditions: Attached to Council Assessment Report |