

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Campbelltown Council** on **Wednesday 25 March 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Paul Lake and Paul Hawker

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYW042—Campbelltown, 3122/2014/DA-1, Construction of a new industrial facility and associated site and landscaping works and use for the processing and packaging of food products, 8 Williamson Road, Ingleburn

Date of determination: 25 March 2015

Panel Decision:

Reasons for approval:

1. The proposed development will provide additional employment within the South West Metropolitan Subregion and the City of Campbelltown which are currently experiencing substantial growth in population and related employment requirements.
2. The proposal subject to the conditions imposed adequately satisfies the provisions of relevant State Environmental Planning Policies including:
 - SEPP (Infrastructure) 2007
 - SEPP 55 – Remediation of land
 - Greater Metropolitan Regional Environmental Plan No. 2 Georges River Catchment
3. The proposal subject to the conditions imposed adequately satisfies the objectives and provisions of Campbelltown (Urban Area) LEP 2002 and Campbelltown (Sustainable City) DCP in this regard it is noted that the Panel agrees to the variation of the development standard contained in the LEP.
4. The proposal subject to the conditions imposed is considered to have no unacceptable impacts on the built or natural environments, including water quality, the operation of the local traffic system on the appearance and character of the industrial context in which it is located.
5. In consideration of conclusion 1-4 the Panel determines that the proposal is a suitable use of the land and approval is in the public interest.

Conditions: The development application was approved subject to the conditions in Attachment 7 of the Council Assessment Report with amendment to Condition 4 and an additional condition 52 relating to contamination to read as follows:

Condition 4 Landscaping –




The applicant shall undertake mass planting of locally endemic tree and shrub species along the development's Williamson Road and private road frontage as well as within the car parking area to assist screening of the plant and equipment located in the front setback in the areas nominated on the approved landscaping plan (as amended).

New Condition 52 Contamination –

Contamination

Should contamination be detected during excavation works at the site, the applicant shall ensure appropriate measures are taken to identify and wholly remove the contamination in accordance with relevant Australian Standards and EPA guidelines. The applicant shall also ensure that the contaminated material is disposed of at an appropriately licensed facility.

Panel members:

		
Mary-Lynne Taylor (Chair)	Stuart McDonald	Bruce McDonald
<i>Approved via Email</i>	<i>Approved via Email</i>	
Cr Paul Lake	Cr Paul Hawker	

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SCHEDULE 1

1	JRPP Reference – 2015SYW042, LGA – Campbelltown Council, DA 3122/2014/DA-I
2	Proposed development: Construction of a new industrial facility and associated site and landscaping works and use for the processing and packaging of food products,
3	Street address: 8 Williamson Road, Ingleburn
4	Applicant/Owner: Applicant Pactum P/L c/- Design + Planning
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 1 – Development Standards • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Campbelltown (Urban Area) Local Environmental Plan 2002 • Draft Campbelltown Local Environmental Plan 2014 • Campbelltown (Sustainable City) Development Control 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report dated: 11 March 2015 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Michael Roger
8	Meetings and site inspections by the panel: 1 Site Inspection 25 March 2015. 1 Final Briefing 25 March 2015
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report