

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Friday 26 June 2015 at 11.00 am

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Jason Perica, Cr Paul Lake and Cr Paul Hawker

Apologies: Mary-Lynne Taylor

Declarations of Interest: Nil

Determination and Statement of Reasons

2015SYW061 – Campbelltown City Council – DA634/2015, Demolition of an existing building, tree removal, construction of a clinical school building, earthworks, car park, pedestrian link and landscaping, Parkside Crescent, Campbelltown

Date of determination: 26 June 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:





1. The development will add a facility to the Campbelltown Health Precinct complimenting the training and skill development services provided by Campbelltown Hospital and the University of Western Sydney. This in turn will extend the medical services available to the South West Region.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal satisfies the requirements of the Rural Fires Act.
4. The proposal adequately satisfies the provisions and objectives of Campbelltown (Urban Area) LEP 2002, Draft Campbelltown LEP 2014 and Campbelltown (Sustainable City) DCP.
5. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character and scale of existing institutional style buildings in the precinct in which it is located.
6. The proposed development will have no significant adverse impacts on the natural or built environments including the performance of the local road network. In reaching this conclusion the Panel notes the advice that the development is unlikely to attract further parking demand, the proposals being developed to prepare a long term master plan for the hospitals development which will include parking provision and the requirement of the terms of consent to maintain the existing shuttle bus service.
7. In consideration of conclusions 1-6 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 in Attachment 6 to Council Assessment Report with minor amendments to first paragraph of Condition 53.

The Panel notes that the changes to first paragraph of Condition 53 are acceptable to Council and the Applicant. First paragraph Condition 53 to read as follows:

- With consideration of the development's material public benefit, prior to the occupation of the building, the applicant shall discuss the payment of a community facilities and services contribution in accordance with the provisions of the Campbelltown City Council Section 94A Development Contributions Plan with the Council.

Panel members:

 Bruce McDonald (Acting Chair)	 Lindsay Fletcher	 Jason Perica
Paul Lake	 Paul Hawker	

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SCHEDULE 1

1	JRPP Reference – 2015SYW061, LGA – Campbelltown City Council, DA 634/2015
2	Proposed development: Demolition of an existing building, tree removal, construction of a clinical school building, earthworks, car park, pedestrian link and landscaping.
3	Street address: Parkside Crescent, Campbelltown.
4	Applicant/Owner: University of Western Sydney
5	Type of Regional development: Crown development with a capital investment value in excess of \$5M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Rural Fires Act 1997 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Campbelltown (Urban Area) Local Environmental Plan 2002 ○ Draft Campbelltown Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Sustainable City) Development Control Plan • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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	Material considered by the panel: Council assessment report with Council recommended conditions of consent, location plans, floor plans, elevation plans, 3D perspectives, landscaping plan and written submission. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Jeff Lawrence • Charles Vella
8	Meetings and site inspections by the panel: 26 June 2015 – Site Inspection Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report