

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### Electronic Meeting

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

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

**2015SYW072 – Camden Council, DA/268/2015**, Subdivision of land to create 287 residential lots, 1 public reserve lot, 1 drainage reserve lot, 2 residual lots, construction of roads, drainage, landscaping and associated site works, 21, 53 57, 57A, 71, 149 Springs Road and 149 Macarthur Road, Spring Farm.

**Date of determination:** 9 September 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 and the material listed at item 7.

**Reasons for the panel decision:**

1. The proposal will contribute to the supply and choice of housing within the Camden local government area in a location planned for this purpose.
2. The proposal adequately complies with the relevant State legislation and State Environmental Planning Policies.
3. The proposal adequately satisfies the provisions of Camden LEP2010 and Camden DCP 2011, noting the variation to the DCP road layout is satisfactory.
4. The proposed development is a suitable use of the land and approval is in the public interest.

**Conditions:** The application is approved subject to the conditions recommended in the Council staff assessment report.

**Panel members:**

		
<b>Mary-Lynne Taylor</b>	<b>Bruce McDonald</b>	<b>Paul Mitchell</b>
		
<b>Lara Symkowiak</b>	<b>Peter Sidgreaves</b>	

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW072, LGA – Camden Council, DA/268/2015</b>
2	<b>Proposed development:</b> Subdivision of land to create 287 residential lots, 1 public reserve lot, 1 drainage reserve lot, 2 residual lots, construction of roads, drainage, landscaping and associated site works.
3	<b>Street address:</b> 21, 53 57, 57A, 71, 149 Springs Road and 149 Macarthur Road, Spring Farm.
4	<b>Applicant/Owner:</b> Cornish Group No. Three Pty Ltd/Mr J Seovic, Mr JM & Mrs WC Tripodi, Starhill Property Group Pty Ltd and Messrs JR & JJ Lahood & V Stanton.
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</li> <li>○ Deemed State Environmental Planning Policy No. 9 – Extractive Industry (SEPP)</li> <li>○ Camden Local Environmental Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Camden Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report with recommended conditions, Statement of environmental effects, Plan of proposed subdivision and easement creation, Architectural plans, Contamination assessment, Stormwater management plan and Landscaping plans.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report