

DATE OF DETERMINATION	28 November 2017
PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald, George Griess and Darcy Lound
APOLOGIES	Geoff Roberts
DECLARATIONS OF INTEREST	None

Electronic meeting held between 21 November 2017 and 28 November 2017.

MATTER DETERMINED

2015SYW130 – Campbelltown– 1765/2015/DA-SW AT UWS Campbelltown Campus, 183 Narellan Road, Campbelltown (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*.

The decision was unanimous.

REASONS FOR THE DECISION




The reasons for the decision of the Panel were:

1. The proposed development will facilitate further supply and choice of housing within the Sydney Western City District and the Liverpool local government area in allocation expressly planned for the form of development proposed, noting that this development is the 5th and final stage of the masterplan adopted to guide development of the UWS site and the proposal is generally consistent with that plan.
2. The additional housing facilitated by this subdivision will be located conveniently to the services, amenities and transport facilities available in Campbelltown City Centre and to the education and employment opportunities provided by the nearby Western Sydney University and T.A.F.E. campuses.
3. The proposed development subject to the conditions imposed adequately satisfies the relevant State legislation and State Environmental Planning Policies including Rural Fires Act 1977, Water Management Act 2000, National Parks and Wildlife Act, SEPP 44 Koala Habitat Protection, SEPP55 -Remediation of Land, SEPP Mining, Petroleum Production and Extractive Industries 2007
4. The proposal adequately satisfies the local planning instruments applicable at the time of lodgement including Campbelltown (Urban Area) LEP 2002, University of Western Sydney DCP 2008
5. The proposed development subject to the conditions imposed will have no unacceptable impacts on the natural or built environments including the local riparian system or local ecology or the operation of the related road system.

For these reasons the Panel considers the proposed development is a suitable use of the subject land and approval of the proposal is in the public interest

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Nicole Gurran
 Stuart McDonald	<i>Approved by email 28 November 2017</i> George Griess
<i>Approved by email 28 November 2017</i> Darcy Lound	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW130 – Campbelltown– 1765/2015/DA-SW
2	PROPOSED DEVELOPMENT	Subdivision of land to create 161 Torrens titled residential lots, 2 residue lots, public roads and associated civil and landscape works
3	STREET ADDRESS	UWS Campbelltown Campus, 183 Narellan Road, Campbelltown
4	APPLICANT OWNER	Landcom Western Sydney University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No 44 – Koala Habitat Protection • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 • State Environmental Planning Policy (Infrastructure) 2007 • Campbelltown (Urban Area) Local Environmental Plan 2002 • University of Western Sydney Development Control Plan 2008 • Planning Agreement, pursuant to Section 93F • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 16 November 2017 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 8 May 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report