

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Wednesday 13 July 2016 at 3.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher

Apologies: Cllr Lara Symkowiak and Cllr Peter Sidgreaves

Declarations of Interest: Mary-Lynne Taylor declared that she has personal association with two of the applicant's representatives – Stephen McMahon with whom she has been a member of various professional committees and Dave Hazelett was a former client some 20 years previously in another area and this will not will affect her decision on this application.

Determination and Statement of Reasons

2015SYW177 – Camden Council, DA/2015/993/1, Staged residential subdivision (stages 2 to 6) to create 569 lots, minor earthworks, associated roads, drainage and landscaping, 110 Camden Valley Way, Leppington.

Date of determination: 13 July 2016

Panel Decision: Approval.

The Panel unanimously 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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for Panel Decision:




1. The proposed development will facilitate further supply and choice of housing within the Southwest Metropolitan Subregion and the Camden local government area in a location specifically planned for further Greenfield residential development.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Water Management Act 2000, the Rural Fires Act 1977, SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007 and Deemed SEPP No. 20 – Hawkesbury Nepean River.
3. The proposal adequately satisfies the applicable provisions and objectives of Camden LEP 2010 and Camden DCP 2011 and associated indicative masterplan.
4. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology the amenity of nearby residential premises or the operation of the local road system. In this regard it is noted the impact of the proposed development on Cumberland Plain Woodland has been addressed and biodiversity certification has been gazetted on the subject land pursuant to section 126H of the Threatened Species Conservation Act.
6. In consideration of the 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.

The Panel is aware that arrangements in place under Voluntary Planning Agreements for the provision of required State and Local Infrastructure.

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Conditions: The development application was approved subject to the conditions in the Council assessment report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Lindsay Fletcher
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SCHEDULE 1

1	JRPP Reference – 2015SYW177, LGA – Camden Council, DA/2015/993/1
2	Proposed development: Staged residential subdivision (stages 2 to 6) to create 569 lots, minor earthworks, associated roads, drainage and landscaping.
3	Street address: 110 Camden Valley Way, Leppington.
4	Applicant/Owner: Macarthur Developments Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2011 • Planning agreements: The proposed development site is subject to the terms and conditions of the Voluntary Planning Agreement (VPA) (Emerald Hills Planning Agreement) executed between Camden Council and Hazcorp Developments Pty Ltd and Taurus Development Company Pty Ltd (trading as Emerald Hills Estate), pursuant to Section 93F of the Environmental Planning and Assessment Act, 1979, dated 1 August 2014. • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment 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, including the principles of ecologically sustainable development.
7	<p>Material considered by the panel:</p> <p>Council assessment report, recommended conditions of consent and copy of submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Stephen McMahon and Peter Mitchell on behalf of the applicant.
8	<p>Meetings and site inspections by the Panel:</p> <p>13 July 2016 – Site Inspection and Final Briefing meeting.</p>
9	Council recommendation: Approval