

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Between 9 and 19 August 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW049 – Campbelltown City Council, DA432/2016, Subdivision of land to create 581 Torrens titled residential lots, public roads, construction and embellishment or parks and associated civil and landscape works, Lot 18 DP 1215704 and Lot 9283 DP 1206598, Willowdale Drive, Denham Court.

Date of determination: 19 August 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 listed at item 8 in Schedule 1.





Reasons for the panel decision:

- 1) The proposal will facilitate further housing supply in the Southwest Growth Centre as planned for this locality.
- 2) The proposal adequately satisfies the relevant State legislation, State and local planning instruments including the Southwest Growth Centres SEPP and Campbelltown Growth Centres DCP
- 3) Particular and satisfactory arrangements have been required in regard to the treatment of the land affected by and adjacent to the gas main traversing the site.

The Panel notes that a State Infrastructure Contribution has been required via a condition of consent and agrees with Condition 2 requiring finalisation of the draft VPA being which has been agreed in principle between the applicant and Council.

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

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Paul Mitchell
 Cr Paul Hawker	Approved by email Cr Paul Lake	

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SCHEDULE 1	
1	JRPP Reference – 2016SYW049, LGA – Campbelltown City Council, DA/432/2016
2	Proposed development: Subdivision of land to create 581 Torrens titled residential lots, public roads, construction and embellishment or parks and associated civil and landscape works.
3	Street address: Lot 18 DP 1215704 and Lot 9283 DP 1206598, Willowdale Drive, Denham Court
4	Applicant/Owner: Stockland Development Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20 Million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Growth Centres) Development Control Plan 2014 • Planning agreements: <ul style="list-style-type: none"> ○ Draft Planning Agreement, pursuant to Section 93F • 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 <i>Environmental Planning and Assessment Act 1979</i> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Date - August 2016
8	Council recommendation: Approval
9	Conditions: Attached to council assessment report