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| DATE OF DETERMINATION | 12 September 2017 |
| PANEL MEMBERS | Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Darcy Lound and George Greiss |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Electronic meeting held between 5 September 2017 and 12 September 2017.

MATTER DETERMINED

2017SSW027 – Campbelltown City Council – DA259/2017 AT 41-45 Stennett Road, Ingleburn (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 Clause 4.6 Variation request and 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:

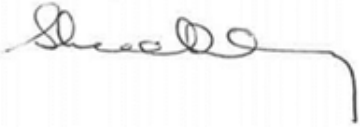




1. The proposed development will add to employment opportunities within the Sydney South West District and Campbelltown local government area in designated employment area with ready access to major transport routes.
2. With the imposition of the recommended conditions of consent:
 - a. The proposal adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Environmental Protection and Biodiversity Conservation Act 1999, the Threatened Species Act 1995, SEPP55 Remediation of Land, and SEPP (Infrastructure) 2007
 - b. While the variation of 41% for Building 2 and 36.3% for Building 3 is significant, compliance with the height development standard contained in Cl.4.3 of Campbelltown LEP 2015 is unreasonable and unnecessary in the circumstances of this case as the variation will facilitate integration of the proposed development with the building earlier approved, will not generate unacceptable impacts and is consistent with the objectives of the standard.
 - c. The proposal adequately satisfies the objectives and provisions of Campbelltown LEP 2015 and DCP 2015
 - d. The proposed development will not generate unacceptable impacts on the natural or built environments including the local ecology, the operation of rail, road or

electricity distribution systems, the integrity of the nearby State Heritage item or the amenity of residential premises in the broader locality.

3. For the reasons given above, the proposed development is in the public interest.

CONDITIONS

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

| PANEL MEMBERS | |
|--|---|
|  Sheridan Dudley (Chair) |  Bruce McDonald |
|  Nicole Gurran |  George Greiss |
|  Darcy Lound | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2017SSW027 – Campbelltown City Council – DA259/2017 |
| 2 | PROPOSED DEVELOPMENT | Earthworks and construction of two warehouse buildings with ancillary offices and associated car parking and signage and for the use of the buildings for warehousing and distribution operating 24 hours, 7 days per week |
| 3 | STREET ADDRESS | 41-45 Stennett Road, Ingleburn |
| 4 | APPLICANT OWNER | Stockland Development Pty Ltd The Trust Company Limited |
| 5 | TYPE OF REGIONAL DEVELOPMENT | General development over \$20 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Protection & Biodiversity Conservation Act 1999 • Threatened Species Conservation Act 1995 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 • 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: 29 August 2017 • Written submissions during public exhibition: none |
| 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 |