

<b>DATE OF DETERMINATION</b>	20 December 2017
<b>PANEL MEMBERS</b>	Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald, George Griess and Darcy Lound
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Electronic meeting held between 13 December 2017 and 20 December 2017.

#### **MATTER DETERMINED**

2017SSW039 – Campbelltown – DA 1281/2017/DA-SW AT Lot 113 & 115 DP 1218190, Lot 111 DP 1200781, Macdonald and Campbelltown Road, Bardia (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:

- The proposal will facilitate further supply and choice of housing within the Sydney Western City District and the Campbelltown LGA in a locality planned for further residential development.
- The proposal satisfies the relevant State legislation and State Environmental Planning Policies including the Rural Fires Act 1997, the Water Management Act 2000, SEPP (State Significant Projects), SEPP (Sydney Region Growth Centres) 2006 and its associated Indicative Layout Plan, SEPP55 -Remediation of Land, SEPP (Infrastructure) 2007.
- The proposal is consistent with the Concept Approval issued by the PAC under Part 3A of the EP&A Act and adequately satisfies the objectives and provisions of the Edmonson Park DCP 2012.
- The proposal subject to the conditions imposed will have no unacceptable impacts on the natural or built environments including the local riparian system, the local ecology, Aboriginal or European heritage and the proposed development integrates with the local road system.
- The Panel considers that the proposal is a suitable use of the land and approval of the application 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	 George Griess
 Darcy Lound	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW039 – Campbelltown – DA 1281/2017/DA-SW
2	PROPOSED DEVELOPMENT	Subdivision of three lots into 393 new residential lots, 44 lots designated for future residential development and five lots for public open space and associated drainage works.
3	STREET ADDRESS	Lot 113 & 115 DP 1218190, Lot 111 DP 1200781, Macdonald and Campbelltown Road, Bardia
4	APPLICANT OWNER	APP Corporation Pty Ltd Dahua Sydney Project No. 1 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (State Significant Precincts) 2005</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Edmondson Park South Development Control Plan</li> </ul>

		<ul style="list-style-type: none"> <li>• Planning Agreement, pursuant to Section 93F</li> <li>• Draft South West Sydney District Plan</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 27 November 2017</li> <li>• Written submissions during public exhibition: nil</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection and briefing meeting on 18 September 2017</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report