

ADDENDUM COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-148										
DA Number	4079/2017/DA-CD										
LGA	Campbelltown City Council										
Proposed Development	<p>Concept approval of a residential development comprising 45 detached dwellings, 4 dual occupancy dwellings and 85 attached terrace dwellings in the following stages:</p> <table> <tr> <td>Stage 1 (3 Sub-stages)</td><td>Site preparation and subdivision</td></tr> <tr> <td>Stage 1(I)</td><td>- Bulk earthworks to prepare the site</td></tr> <tr> <td>Stage 1(II)</td><td>- Subdivision to excise development site from WSU land</td></tr> <tr> <td>Stage 1(III)</td><td>- Civil Works and subdivision into 66 separate lots for detached housing and master lots for medium density development.</td></tr> <tr> <td>Stage 2 (66 Sub-stages)</td><td>Residential development of the resulting lots</td></tr> </table>	Stage 1 (3 Sub-stages)	Site preparation and subdivision	Stage 1(I)	- Bulk earthworks to prepare the site	Stage 1(II)	- Subdivision to excise development site from WSU land	Stage 1(III)	- Civil Works and subdivision into 66 separate lots for detached housing and master lots for medium density development.	Stage 2 (66 Sub-stages)	Residential development of the resulting lots
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Stage 2 (66 Sub-stages)	Residential development of the resulting lots										
Street Address	University Drive, Campbelltown										
Applicant	Western Sydney University										
Owner	Western Sydney University										
Date of DA lodgement	Original Lodgement: December 2017 Current Form of Application: August 2020										
Number of Submissions	Nil										
Recommendation	Concept Approval and First Stage Development Consent, subject to conditions										
Regional Development Criteria	Development on behalf of the Crown with a capital investment value (CIV) over \$5 million										
List of all relevant s4.22 matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act, 1979 • Environmental Planning and Assessment Regulations, 2000 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Campbelltown Local Environmental Plan 2015 (CLEP). • Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP). • Water Management Act 2000. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy 55 (SEPP 55) - Remediation of Land. 										

List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Agreed Consent Conditions • Gas Pipeline Referral • Concept Plan Document
Report prepared by	Grant Rokobauer – Senior Environmental Officer and Strategic Planner
Report date	10 November 2011

Addendum Report

1. Introduction

This application was reported to the Panel on 11 October 2021. The application was not ready for determination at that time and the Panel resolved:

- *The assessment report is still to be finalised, with draft conditions to be issued to WSU for review.*
- *The present description of the precise concept development proposal to be approved by the Panel remained unclear. A separate document describing the concept development proposal separately from the submissions in support of that proposal might assist in that regard. Presumably the description will include the design requirements, criteria and controls in Part IV of the Urban Design Statement.*
- *A referral response is yet to be obtained from Jemena in relation to the high pressure gas line in the vicinity, albeit that the pipeline is some distance from the portion of the lot that is to be developed, with the referral requirement arising from the boundaries of the parent lot only.*
- *The Panel is hopeful that the matter can be determined electronically.*

This report has been prepared as an addendum to the previous report to address the matters raised by the Panel.

2. Gas Pipeline

The application was referred to Jemena who is the asset authority for the gas pipeline. Jemena has advised “that it has no objections to the proposed development application in proximity to its high pressure pipelines”. Consequently, it is considered that the Panel can be satisfied that the development is satisfactory with regard to the provisions of Clause 66C of State Environmental Planning Policy (Infrastructure).

3. Conditions

Council and the applicant have concluded the process of reviewing proposed conditions of consent. The conditions attached to this report have been agreed between the parties and are recommended to the Panel for approval.

4. Concept Plan Documentation

The applicant has provided a concept plan document as requested by the panel. This document has been reviewed by Council assessment staff and found to be consistent with the Panel's request. Accordingly, the Concept Plan is recommended for approval.

5. Electronic determination

All matters between Council and the applicant have been resolved and there were no submissions received in respect of this application. All required agency referrals were positive and all conditions requested by agencies have been included in the draft conditions with the consent of the applicant. There does not appear to be any impediment to the matter being determined electronically without further panel meetings.

6. Recommendations and Conditions

It is recommended that the application be approved subject to the conditions attached.