

DATE OF DETERMINATION	23 March 2023
DATE OF PANEL DECISION	23 March 2023
DATE OF PANEL MEETING	20 March 2023
PANEL MEMBERS	Louise Camenzuli (Acting Chair), David Kitto, George Brticevic, Karen Hunt
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 13 March 2023.

MATTER DETERMINED

PPSSWC-257 – Campbelltown – 1990/2022/DA-C - Roy Watts Road, Glenfield - Demolition of existing structures and construction of a farm hub facility and 2 two storey building as boarding facilities for 180 boarders and car parking.

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 briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

The Panel considered the proposed access arrangements to the site at the Panel meeting on 20 March 2023 and was satisfied that TAHE as the owner of Roy Watts Road is aware of the Application and that clause 23(2) of the EPA Regulation applies, such that formal land owner's consent is not required for the DA as it relates to this Road. The Panel further understands that there is an intention for Roy Watts Road to be made a public road in due course.

The Panel was otherwise satisfied that the other matters that had arisen throughout the assessment of the DA, in particular, relating to tree removal, koala habitat, impact on the Grey Box – Forest Red Gum grassy woodland, the findings of the DSI, along with outstanding issues raised by referral authorities, had been satisfactorily addressed through the assessment of the DA and the proposed conditions of consent. No additional demands on the road or wider transport network are anticipated as the capacity of the existing facilities will not be changing.

The proponent indicated that it had provided comments on the draft conditions of consent and was generally satisfied with the proposed conditions. The Panel noted two minor variations to the draft conditions would be required by the Panel as set out below.





CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Amend condition 16 to read:
The farming operation must incorporate noise mitigation measures to comply with the Noise Policy for Industry 2017.
- Amend condition 11 to read:
A suitably qualified and experienced Ecologist shall be present on site during the approved removal of trees to ensure:
 - a. any fauna present during tree felling operations (into the retained vegetation area) be suitably relocated; and*
 - b. all hollow-bearing trees are salvaged and moved to suitable locations on the site so their habitat value can be retained.*

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Louise Camenzuli (Acting Chair) 	David Kitto 
Karen Hunt 	George Brticevic 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-257 – Campbelltown – 1990/2022/DA-C
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a farm hub facility and 2 two storey building as boarding facilities for 180 boarders and car parking.
3	STREET ADDRESS	Roy Watts Road, Glenfield
4	APPLICANT/OWNER	Applicant: DFP Planning Owner: Minister for Education and Training
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Sydney Regional Environmental Plan XXX (Deemed SEPP) Campbelltown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Campbelltown (Sustainable City) Development Control Plan 2015 Campbelltown Local Infrastructure Contributions Plan 2018 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil 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: 13 March 2023 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 12 September 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair) <u>Council assessment staff</u>: Fletcher Rayner <u>Applicant representatives</u>: Martin Lugod, Conor Maguire, Sarah Kelly, Amy Cropley, Diane Jones Final briefing to discuss council's recommendation: 20 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Louise Camenzuli (Acting Chair), David Kitto, Karen Hunt, George Brticevic <u>Council assessment staff</u>: Fletcher Rayner <u>Applicant representatives</u>: Conor Maguire, Sarah Kelly
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report