

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	24 January 2025
DATE OF PANEL DECISION	24 January 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Isabella Wisniewska
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 23 January 2025.

MATTER DETERMINED

PPSSWC-435 - Campbelltown - 2672/2024/DA-C - Hansens Road, Minto Heights – Emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters 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 proposed emergency services facility to be housed within the new Georges River Fire Brigade Building will provide an important piece of infrastructure to guard against fire risk in and around Minto Heights. It is a use which is permissible within the RE1 Open Space zone, and is supportive of the zone objectives. In particular, it will assist in protecting land proposed to be released for residential, employment and other urban development in the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

Section 4.6 of the Resilience and Hazards SEPP has been addressed satisfactorily in the DA documentation.

While meetings of the RFS Pipes and Drums band will likely be audible from nearby residences, it is noted that the band is only proposed to convene monthly, which would not be expected to be an unreasonable impact.

Ecological concerns (including the potential impact on koalas) has been satisfactorily addressed in the Vegetation Assessment Report and the preliminary biodiversity impact assessment report prepared by 4Pillars. The proposed removal of 2 trees (not koala feed trees) is acceptable.

The Panel accepts the advice in the Council staff report that with control measures proposed, water from the site which makes its way to the Georges River or its tributaries will have a negligible and neutral effect, and will not impact on water flow, so as to satisfy State Environmental Planning Policy (Biodiversity and Conservation) 2021.

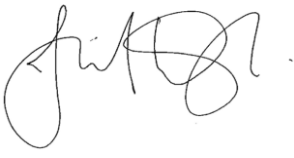



The Panel determined to approve the application for the above reasons, and the more detailed reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report which the Panel was advised were agreed with the Applicant.

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	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Isabella Wisniewska

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-435 - Campbelltown - 2672/2024/DA-C
2	PROPOSED DEVELOPMENT	Emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage
3	STREET ADDRESS	Lot 2 DP 1273630, Lot 100 Hansens Road, Minto Heights
4	APPLICANT/OWNER	Applicant: Department of Primary Industries and Regional Development Owner: Campbelltown City Council
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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 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 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: 6 December 2024 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"> Briefing: 29 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto <u>Council assessment staff</u>: Karl Okorn and Rad Blagojevic <u>Planning Panels Team</u>: Renah Givney
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report