

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	24 February 2025
DATE OF PANEL DECISION	24 February 2025
DATE OF PANEL BRIEFING	17 February 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Isabella Wisniewski declared a perceived conflict interest as she is building a home in Menangle Park and Dahua Group is the land developer.</p> <p>Louise Camenzuli disclosed that she has worked on a VPA for Transport for NSW, with Dahua and Landcom as parties, but that the VPA was unrelated to the current application.</p>

Papers circulated electronically on 11 February 2025.

MATTER DETERMINED

PPSSWC-505 - Campbelltown - 1657/2022/DA-CW – Lot 44 DP1299204 (Pt Lot 44 Menangle Road MENANGLE PARK), Lot 4 DP787283 (Lot 4 Menangle Road MENANGLE PARK), Lot 2984 DP1293392 (Lot 2984 Menangle Road MENANGLE PARK), Lot 2993 DP1293392 (Lot 2993 Menangle Road MENANGLE PARK), Lot 2986 DP1293392 (Lot 2986 Menangle Road MENANGLE PARK), Lot 2985 DP1293392 (Lot 2985 Menangle Road MENANGLE PARK), Lot 1257 DP1269274 (Lot 1257 Menangle Road MENANGLE PARK) - Construction of a four-leg signalised intersection.

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 panel determined to approve the application for the reasons outlined in the council assessment report.

In particular, the Panel was satisfied that the proposed road works have been the subject of consultation with Transport for NSW, who has issued General Terms of Approval for the proposed works, including the requirement for entry in a Works Authorisation Deed.

The Menangle Road/Spine Road intersection is also identified as a contribution item by the developer pursuant to a local planning agreement with the Council and the Panel is satisfied that proposed works are consistent with the obligations under that agreement.




The Panel was otherwise satisfied that the proposed conditions of consent for the development are appropriate to address the impacts of the proposed development and that the development is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

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	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-505 - Campbelltown - 1657/2022/DA-CW
2	PROPOSED DEVELOPMENT	Construction of a four-leg signalised intersection.
3	STREET ADDRESS	<ul style="list-style-type: none"> • Lot 44 DP1299204 (Pt Lot 44 Menangle Road MENANGLE PARK) • Lot 4 DP787283 (Lot 4 Menangle Road MENANGLE PARK) • Lot 2984 DP1293392 (Lot 2984 Menangle Road MENANGLE PARK) • Lot 2993 DP1293392 (Lot 2993 Menangle Road MENANGLE PARK) • Lot 2986 DP1293392 (Lot 2986 Menangle Road MENANGLE PARK) • Lot 2985 DP1293392 (Lot 2985 Menangle Road MENANGLE PARK) • Lot 1257 DP1269274 (Lot 1257 Menangle Road MENANGLE PARK)
4	APPLICANT/OWNER	<p>Applicant: Dahua Group Sydney Project 3 Pty Ltd</p> <p>Owner: Dahua Group Sydney Project 2 Pty Limited, Dahua Group Sydney Project 3 Pty Ltd, Transport for New South Wales & Campbelltown City Council.</p>
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979; • Roads Act 1993; • Coal Mine Subsidence Compensation Act 2017; • State Environmental Planning Policy (Resilience and Hazards) 2021; • State Environmental Planning Policy (Precincts – Western Sydney Parkland City) 2021; • State Environmental Planning Policy (Biodiversity and Conservation) 2021; • State Environmental Planning Policy (Planning Systems) 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 • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • 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: 10 February 2025 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 17 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto ○ <u>Council assessment staff</u>: Aaron Essenhig, Karl Okorn

		<ul style="list-style-type: none">○ <u>Applicant representatives:</u> Paddy O'Donoghue
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report