

DATE OF DETERMINATION	26 November 2025
DATE OF PANEL DECISION	26 November 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Isabella Wasniewska, Joshua Cotter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 17 November 2025.

MATTER DETERMINED

PPSSWC-523 –Campbelltown – 85/2025/DS-CD – Roy Watts Road, Glenfield - Concept Plan, including general arrangement of future roads, lots, land to be dedicated as open space and drainage, the location of stormwater treatment works, allocation of building heights and a floor space ratio to each future development lot, and Stage 1 development works, including bulk earthworks, construction of roads and stormwater drainage infrastructure, installation of services and landscape planting and subdivision into six development lots and two residue lots.

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.

Application to vary a development standard:

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Campbelltown Local Environmental Plan 2015 (LEP), the Panel is satisfied that the applicant has demonstrated that:

- compliance with cl. 4.4 (Floor Space Ratio (FSR)) and cl. 4.3A (Height of Building) is unreasonable or unnecessary in the circumstances because the proposal is consistent with the Glenfield Place Strategy which envisages Medium Rise Residential 3-6 storeys. Further, the proposed FSR variation allocates the permissible floorspace from the area of new roads to adjacent development lots, resulting in the same permissible FSR for the lots if the application proposed both subdivision and final built form.; and
- there are sufficient environmental planning grounds to justify contravening the development standard for the above reasons and because testing of the applicable controls including building height, setbacks, landscaped area and deep soil zone demonstrate the proposal is consistent with the anticipated built form outcome for the site.

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 uphold the Clause 4.6 variation to building height and FSR; and approve the application for the reasons outlined in the council assessment report and clause 4.6 variation requests. In particular, the Panel is satisfied that the application has been appropriately assessed against the requirements of all applicable State environmental planning policies and is consistent with the

The Panel notes that the land the subject of the proposed development is mapped as containing biodiversity values and potential koala habitat. Most of the land has been biodiversity certified, under which an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the Environmental Planning and Assessment Act 1979.

However, part of the land adjacent to Glenfield Railway Station has not been biodiversity certified. Ten trees are proposed for removal within this uncertified land. The ten trees within the uncertified land comprise two exempt tree species under Council's Exempt Tree Species List and three koala use trees, which are permitted to be removed under Council's KPOM. The Panel accepts the advice of Council that the removal of the remaining five trees would not unacceptably change the landscaped character of the area to the extent that it will adversely impact on the visual catchment of the locality. Planting of native trees throughout the development is also contemplated, which will mitigate the impacts of the loss of the ten trees required to be removed.

The Panel is also satisfied that the proposed development is generally consistent with the Glenfield Structure Plan and Glenfield Place Strategy.

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 considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Upgrade of roads that provide linkages to Macquarie Fields House
- Intersection modelling
- Extension of Cambridge Road to Campbelltown Road
- Social impact assessment

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Isabella Wasniewska 
Joshua Cotter 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-523 – Campbelltown – 85/2025/DS-CD
2	PROPOSED DEVELOPMENT	Concept Plan, including general arrangement of future roads, lots, land to be dedicated as open space and drainage, the location of stormwater treatment works, allocation of building heights and a floor space ratio to each future development lot, and Stage 1 development works, including bulk earthworks, construction of roads and stormwater drainage infrastructure, installation of services and landscape planting and subdivision into six development lots and two residue lots.
3	STREET ADDRESS	Roy Watts Road, Glenfield
4	APPLICANT/OWNER	Applicant: Landcom Owner: Landcom/Transport Asset Manager of NSW
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Environmental Planning and Assessment Regulation 2021 - Campbelltown Local Infrastructure Contributions Plan 2018 - Campbelltown Local Environmental Plan 2015 - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council assessment report: 14 November 2025 - Clause 4.6 variation requests: Floor Space Ratio (FSR) & Height of Building - Written submissions during public exhibition: 2 - Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 4 August 2025 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Isabella Wasniewska, Joshua Cotter <u>Council assessment staff</u>: David Timmins, Karl Okorn <u>Applicant representatives</u>: Adam Carmody, Nicholas Muir, Pip Hyde
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report