

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Camden Civic Centre** on **Thursday 27 November 2014 at 1.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald, Jason Perica Cr Lara Symkowiak and Cr Peter Sidgreaves

**Apologies:** None

**Declarations of Interest:**

Mayor Lara Symkowiak also declared a non-pecuniary and non-significant interest as Camden Council is undergoing commercial negotiations for the airbridge and this fact will not influence his decision.

Councillor Peter Sidgreaves also declared a non-pecuniary and non-significant interest as Camden Council is undergoing commercial negotiations for the airbridge and this fact will not influence his decision.

### Determination and Statement of Reasons

**2014SYW044 – Camden Council**, DA167/2014, Remediation of contaminated land, construction of an expansion and alterations to the Narellan Town Centre, lot consolidation and associated site works, 316, 320, 321, 323, 327, 331 – 335, 325, 326, 339 and 351 Camden Valley Way, Narellan, 4, 6, 8, 10, 12, 16, 26 The Old Northern Road, Narellan, 2C, 4E Stewart Street, Harrington Park and 2B Somerset Avenue, Narellan.

**Date of determination:** 27 November 2014

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The majority of the panel (B McDonald, S McDonald, P Sidgreaves and L Symkowiak) determines the application warranted approval for the following reasons:






1. The proposed development will add to the range and choice of retail, commercial and other services within the Southwest Metropolitan Subregion.
2. The proposed development will assist to meet demands for additional retail, commercial and other services within the Southwest Growth Centre which is currently experiencing continuing and extensive new residential development.
3. The proposed development satisfactorily complies with the relevant State Environmental Planning Policies and Camden LEP 2010.
4. The proposed development is consistent with the Planning Proposal developed for the purpose of enabling expansion of Narellan Town Centre that has been adopted by Camden Council and was approved by the Department of Planning & Infrastructure.
5. The proposed development is consistent with the design principles and criteria prepared specifically to guide expansion of Narellan Town Centre and incorporated in Camden Development Control Plan 2011.
6. The proposed development will have no significant additional adverse impacts on the natural environment or the built environment including access to and utility of existing public parking within the Town Centre, the operation of the local road system and the amenity of adjacent or nearby residential occupations.
7. In consideration of conclusions 1-6 above the Panel considers the proposal is in the public interest.

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Mr Jason Perica supported approval although with different reasons. Mr Perica's believed there were some positive elements in regard to the Plaza's, although the southern "Heritage Plaza" was considered a missed opportunity in terms of activation to the west. The approach to locate parking on the vast majority of the ground floor lead to less than ideal relationship with the public domain. The first floor retailing lacked openness and visual interest while the bridge was considered excessive by Mr Perica. However, in the statutory context of the development and its long process to this point, Mr Perica was of the view refusing the proposal would be unreasonable and difficult to defend if contested.

**Conditions:** The development application was approved subject to the conditions recommended in the Council Assessment Report with amendments and additions to Condition 2.

### Panel members:

		
<b>Bruce McDonald (Chair)</b>	<b>Stuart McDonald</b>	<b>Jason Perica</b>
		
<b>Lara Symkowiak</b>	<b>Peter Sidgreaves</b>	

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – 2014SYW044, LGA – Camden Council, DA/167/2014</b>
2	<b>Proposed development:</b> DA167/2014, Remediation of contaminated land, construction of an expansion and alterations to the Narellan Town Centre, lot consolidation and associated site works.
3	<b>Street address:</b> 316, 320, 321, 323, 327, 331 – 335, 325, 326, 339 and 351 Camden Valley Way, Narellan, 4, 6, 8, 10, 12, 16, 26 The Old Northern Road, Narellan, 2C, 4E Stewart Street, Harrington Park and 2B Somerset Avenue, Narellan.
4	<b>Applicant/Owner:</b> Dart West Retail Pty Ltd/Narellan Town Centre No. 2 Pty Limited, Greenfields Narellan Holdings Pty, D Vitocco Constructions Pty Ltd.
5	<b>Type of Regional development:</b> Capital investment value over \$20 million
6	<b>Relevant mandatory considerations</b> Environmental planning instruments: <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>• Deemed State Environmental Planning Policy No 20 Hawkesbury-Nepean River</li> <li>• Draft State Environmental Planning Policy (Competition) 2010</li> <li>• Camden Local Environmental Plan 2010</li> </ul> Draft environmental planning instruments: Nil <ul style="list-style-type: none"> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Camden Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report with recommended conditions, Statement of environmental effects, Plan of proposed subdivision & easement creation, Architectural plans, Stormwater management plans, Landscaping plans and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Jane Hewitt</li> <li>• Rhys Brotherton on behalf of the applicant.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 18 July 2014 – Briefing meeting, 27 November 2014 – Site inspection and Final briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report