

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 3 September 2014 and 15 September 2014

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell,  
Lara Symkowiak and Peter Sidgreaves

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYW062 – Camden LGA – 303/2014 [at 22-28 Waler Crescent, Smeaton Grange] as described in Schedule 1.**

**Date of determination:** 15 September 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A 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 use is consistent with the planned intent of the land for industrial purposes,
- The development will have an acceptable impact on the natural and built environments given the measures proposed and conditions to be applied in regard to noise management, wastewater management and disposal, air emission management, parking and loading arrangements
- The development will provide additional employment in a locality which is experiencing considerable population growth.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Lara Symkowiak</b>	 <b>Peter Sidgreaves</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYW062 – Camden LGA – 303/2014
2	<b>Proposed development:</b> Construction of an industrial building for the processing and packaging of vegetables and salads
3	<b>Street address:</b> 22-28 Waler Crescent, Smeaton Grange
4	<b>Applicant/Owner:</b> Waterford Investments (Qld) Pty Limited / Investa Commercial Developments Pty Limited
5	<b>Type of Regional development:</b> Development that has a capital investment value of more than \$20 million.
6	<b>Relevant mandatory considerations</b> <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>• Regional Environmental Plan No 20 – Hawkesbury-Nepean River (deemed SEPP)</li> <li>• Camden Local Environmental Plan 2010</li> <li>• Camden Development Control Plan 2011</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 Dated 25 August 2014 Written submissions during public exhibition: one withdrawn submission
8	<b>Meetings and site inspections by the panel:</b> Briefing meeting on 18 July 2014
9	<b>Council recommendation:</b> approval
10	<b>Draft conditions:</b> as attached to report