

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## Record of Electronic Meeting Thursday 18 February 2016

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

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

**2014SYW096 – DA577/2014 – Camden Council,** Subdivision to create 3 lots, stratum subdivision, construction of a private day surgery hospital, drainage infrastructure and associated tree removal, site works and landscaping, 37 Hilder Street, Elderslie.

**Date of determination:** 18 February 2016

#### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

#### Reasons for Panel Decision:

1. The proposed development will add to the provision of medical services within the rapidly growing Camden local government area.
2. The proposal adequately satisfies the relevant State legislation and State and local planning controls.
3. The conditions imposed adequately address flooding and dangerous goods management measures.
4. The proposal will have no significant adverse impacts on the nearby residential premises, nearby heritage items or the performance of the riparian systems.

**Conditions:** The development application was approved subject to the conditions recommended with the Council Assessment Report.

#### Panel members:

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

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW096, LGA – Camden Council, DA/577/2014</b>
2	<b>Proposed development:</b> Subdivision to create 3 lots, stratum subdivision, construction of a private day surgery hospital, drainage infrastructure and associated tree removal, site works and landscaping.
3	<b>Street address:</b> 37 Hilder Street, Elderslie.
4	<b>Applicant/Owner:</b> Centennial Constructions Pty Ltd / Ms R G Schwarz
5	<b>Type of Regional development:</b> Private Infrastructure and community facilities >\$5 million (Health Services Facility)
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• 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 (Mining, Petroleum and Extractive Industries) 2007</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>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River – Deemed SEPP</li> <li>○ Camden Local Environmental Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <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> <ul style="list-style-type: none"> <li>• Council assessment report and conditions</li> <li>• Statement of environment effects</li> <li>• Architectural plans</li> <li>• Engineering and stormwater management plans</li> <li>• Landscaping plans</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 13 January 2016 to 18 February 2016 Electronic Determination
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Conditions attached to council assessment report