

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## Record of Electronic Meeting Friday 27 November 2015

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

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

**2015SYW120 - Camden Council, DA/2015/621**, Extension and refurbishment of the Mount Annan Leisure Centre, expansion of the carpark and associated site works - Extension and refurbishment of the existing leisure centre to provide additional floor space measuring 2959sqm - Expansion of the existing car park to provide 119 additional car spaces -Associated engineering and landscaping works, 363 Welling Drive, Mount Annan.

**Date of determination:** 27 November 2015

#### Panel consideration:






The panel considered: the matters listed at item 6 and the material listed at item 7.

#### Reasons for Panel Decision:

- The proposal will add recreation facilities to this growing region.
- The requested height standard variation is acceptable for this site and form development.
- Subject to the conditions imposed the development adequately satisfies all relevant planning instruments.
- The proposal is a suitable use of the site and approval is in the public interest.

**Conditions:** The development application was approved subject to the recommended conditions including the deletion of requirement for a performance bond.

#### Panel members:

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

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW120, LGA – Camden Council, DA/2015/621.</b>
2	<b>Proposed development:</b> Extension and refurbishment of the Mount Annan Leisure Centre, expansion of the carpark and associated site works - Extension and refurbishment of the existing leisure centre to provide additional floor space measuring 2959sqm - Expansion of the existing car park to provide 119 additional car spaces -Associated engineering and landscaping works.
3	<b>Street address:</b> 363 Welling Drive, Mount Annan
4	<b>Applicant/Owner:</b> Peter Peeters / Camden Council
5	<b>Type of Regional development:</b> Capital investment value > \$13,523,946 Council related development over \$5 million (Council is the land owner and applicant)
6	<p><b>Relevant mandatory considerations:</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments:</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy ( Infrastructure ) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River</li> <li>• Camden Local Environmental Plan 2010</li> </ul> <p><b>Draft environmental planning instruments:</b> Nil</p> <p><b>Development control plans:</b></p> <ul style="list-style-type: none"> <li>◦ Camden Development Control Plan 2011</li> </ul> <p><b>Planning agreements:</b> Nil</p> <p><b>Regulations:</b></p> <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Regulation 2000</li> </ul> <ul style="list-style-type: none"> <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	<p><b>Material considered by the panel:</b></p> <ul style="list-style-type: none"> <li>• Assessment report and conditions</li> <li>• Statement of environmental effects</li> <li>• Architectural plans</li> <li>• Concept civil works</li> <li>• Landscaping plan</li> </ul>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>27 November 2015 - Electronic Determination</p>
9	<b>Council recommendation:</b> Deferred Commencement
10	<b>Conditions:</b> Conditions attached to council assessment report