

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 3 August 2016

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

Apologies: Cllr Lara Symkowiak and Cllr Peter Sidgreaves

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW192 – Camden Council, DA1326/2015, Construction of a mixed commercial development containing medical centres and an ancillary chemist/dispensary, cafes, bulky goods, business and retail premises and associated site works, 11 and 15 Holborn Circuit, Gledswood Hills.

Date of determination: 3 August 2016

Panel Decision: Approval.

The Panel unanimously 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 listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The development will add to the services available from the Turner Road Employment area and add to employment within the Camden local government area in a location specifically planned for such purposes.
2. The proposal adequately satisfies the relevant State and local planning provisions including SEPP Sydney Region Growth Centres 2006 and the Turner Road DCP and Camden DCP. The Panel notes that the departure from the parking requirements of Camden DCP have been assessed as being acceptable.
3. The proposal will have no unacceptable impacts on the built or natural environments.

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

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	JRPP Reference – 2015SYW192, LGA – Camden Council, DA1326/2015
2	Proposed development Construction of a mixed commercial development containing medical centres and an ancillary chemist/dispensary, cafes, bulky goods, business and retail premises and associated site works.
3	Street address: 11 and 15 Holborn Circuit, Gledswood Hills.
4	Applicant/Owner: CYRE Projects Pty Ltd / Gregory Hills Corporate Park Pty Ltd.
5	Type of Regional development: Private Infrastructure and community facility capital investment value >\$5million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ Turner Road Development Control Plan 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions, Statement of environment effects and proposed plans and technical reports that accompanied the DA.
8	Meetings and site inspections by the panel: 4 July 2016 to 3 August 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report