

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Between 8 and 25 August 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW096 – Camden Council, DA/577(2)/2014, Section 96(2) to modify DA577/2014 which approved a subdivision to create 3 lots, stratum subdivision of two lots, construction of a private day surgery hospital and associated drainage and site works, 37 Hilder Street, Elderslie.

Date of determination: 25 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 the panel decision:

- 1) The proposed development is substantially the same as that previously approved and will have no additional impacts than the earlier proposal.
- 2) The application continues to satisfy the applicable planning instruments.
- 3) The Panel consider the proposed departure from the height standard contained in Councils LEP to be acceptable as the variation is minor and will have no impacts on adjoining properties.

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

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Paul Mitchell
		
Lara Symkowiak	Peter Sidgreaves	

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SCHEDULE 1	
1	JRPP Reference – 2016SYW096, LGA – Camden Council , DA/577(2)/2014
2	Proposed development: Section 96(2) to modify DA577/2014 which approved a subdivision to create 3 lots, stratum subdivision of two lots, construction of a private day surgery hospital and associated drainage and site works.
3	Street address: 37 Hilder Street, Elderslie.
4	Applicant/Owner: Centennial Constructions Pty Ltd / Ms R G Schwarz
5	Type of Regional development: S96(2) Modification Application
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 (Mining, Petroleum and Extractive Industries) 2007 ○ 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 ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2011 • Planning agreements: <ul style="list-style-type: none"> ○ 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 <i>Environmental Planning and Assessment Act 1979</i> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 4 August 2016
8	Council recommendation: Approval
9	Conditions: Attached to council assessment report