

DATE OF DETERMINATION	13 September 2016
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce McDonald, Cllr Peter Sidgreaves and Cllr Lara Symkowiak
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting from 30 August 2016 to 13 September 2016.

MATTER DETERMINED

PANEL REF: 2016SYW099 - Camden Council - 2016/404, Construction and use of a new glasshouse and associated buildings to facilitate expansion works at the existing research facility located at the University of Sydney Campus, associated tree removal and site works, Construction and use of a new glasshouse Construction of ancillary buildings to facilitate expansion works Tree removal and Site works, 107 Cobbitty Road, Cobbitty.

PANEL CONSIDERATION AND DECISION

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






The Panel unanimously approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

1. The Panel considers that the proposal complies with relevant State legislation and adequately satisfies relevant State and local planning instruments.
2. The proposal will have no unacceptable adverse impacts on the local environment, noting in particular the consultation that has occurred with nearby residents and the measures taken to insulate nearby premises from visual or operational impacts.
3. The approval of the proposal is in the public interest.

CONDITIONS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW099 - Camden Council - 2016/404
2	PROPOSED DEVELOPMENT	Construction and use of a new glasshouse and associated buildings to facilitate expansion works at the existing research facility located at the University of Sydney Campus, associated tree removal and site works, Construction and use of a new glasshouse Construction of ancillary buildings to facilitate expansion works Tree removal and Site works.
3	STREET ADDRESS	107 Cobbitty Road, Cobbitty
4	APPLICANT/OWNER	Urban Ecological Systems Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private Infrastructure and community facilities over \$5million – Educational Establishment.
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) 2011Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River

		<ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 62 – Sustainable Aquaculture ○ 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: Nil ● Regulations: 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 regulations ● The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> ● Council assessment report: 29 August 2016 ● Clause 4.6 variation request: Nil ● Written submissions during public exhibition: None
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Electronic meeting – 30 August 2016 to 13 September 2016
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report