

<b>DATE OF DETERMINATION</b>	30 January 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Lara Symkowiak and Theresa Fedeli
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Camden Council, on Monday 30 January 2017, opened at 5.10 pm.

#### **MATTER DETERMINED**

2016SYW172 - Camden Council, DA/925/2016, Change of use of an existing commercial building to a medical centre including pharmacy and associated alternations and additions including car park reconfiguration, tree removal and associated landscaping, 19 Queen Street, Narellan

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspection listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80/96 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.






#### **REASONS FOR THE DECISION**

1. The proposed development will provide additional medical and pharmaceutical services to this rapidly expanding sector of the Southwest Metropolitan Subregion in a location which will add to the role and range of services provided by Narellan Town Centre.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including Water Management Act 2000, the Mine Subsidence Compensation Act and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Camden LEP 2010 and Camden DCP 2011.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the operation of the local road system, or the performance of the local drainage system.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

## CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following changes:

- Deletion of Condition 4.0(5) on page 38 of 42 as it does not apply to this application.
- Condition 2.0(9) (d) be modified to read as follows:  
Raingarden principle design to be incorporated in the vicinity of T22 and the substation.
- Removal of the condition requiring T32 to be retained and inclusion of a requirement for a suitable replacement tree to be planted in an appropriate location as agreed by Council's Director of Planning and Environment.

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurran	 Lara Symkowiak
 Theresa Fedeli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW172 - Camden Council, DA/925/2016
2	PROPOSED DEVELOPMENT	Change of use of an existing commercial building to a medical centre including pharmacy and associated alternations and additions including car park reconfiguration, tree removal and associated landscaping
3	STREET ADDRESS	19 Queen Street, Narellan
4	APPLICANT/OWNER	Primary Health Care/Camden Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over &5million Capital Investment Value (CIV) of \$7,456,000
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) (Deemed SEPP)</li> <li>• Mine Subsidence Compensation Act</li> <li>• Camden Local Environmental Plan 2010</li> </ul> <p>Draft environmental planning instruments: Nil</p> <p>Development control plans:</p> <ul style="list-style-type: none"> <li>• Camden Development Control Plan 2011</li> </ul> <p>No planning agreement relates to the site or proposed development.</p> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act Regulation 2000</li> </ul> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <p>List any coastal zone management plan:</p> <ul style="list-style-type: none"> <li>• The subject site is not within any coastal zone management plan.</li> </ul> <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The public interest, including the principles of ecologically sustainable development.</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report and recommended conditions of consent</li> <li>• Statement of environmental effects</li> <li>• Architectural plans</li> </ul>

		<ul style="list-style-type: none"> <li>• Landscape plans</li> <li>• Arboricultural Impact Appraisal and Method Statement</li> <li>• Phase 1 and Phase 2 Contamination Assessment</li> <li>• Storm water Plan</li> <li>• Traffic and Parking Impact Assessment</li> <li>• Lighting Calculation Plans</li> <li>• Operational Management Plan</li> <li>• Waste Management Plan</li> </ul> <p>Written submissions: Two</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Object – Joan Scott</li> <li>• On behalf of the applicant/Camden Council – Michael Baker and Simon Smith</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<p>30 January 2017 – Site Inspection</p> <p>30 January 2017 - Final Briefing Meeting</p> <p>30 January 2017 - Public Meeting</p>
9	<b>COUNCIL RECOMMENDATION</b>	Approve with conditions
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report