

<b>DATE OF DETERMINATION</b>	9 June 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Lara Symkowiak, Peter Sidgreaves
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 2 June 2017 and 9 June 2017.

#### **MATTER DETERMINED**

2016SYW180 – Camden – DA 949/2016 AT Lots 104, 105, 106 and 107 in DP 1221866, A - C Village Circuit & B Gregory Hills Drive, Gregory Hills (AS DESCRIBED IN SCHEDULE 1)

#### **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 inspections listed at item 8 in Schedule 1.

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

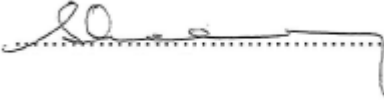




#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- The proposed development will add to and facilitate further supply and choice of housing within the Sydney Southwest District and the Camden local government area in a location specifically planned for further greenfield residential development and will provide social amenity facilities to this rapidly developing area.
- The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Water Management Act 2000, the Rural Fires Act 1977, SEPP (Sydney Region Growth Centres), including the associated Turner Road Precinct Plan and Indicative Layout Plan, SEPP 55-Remediation of Land, SEPP (Infrastructure) 2007 and Deemed SEPP No. 20 –Hawkesbury Nepean River
- The proposal adequately satisfies the applicable provisions and objectives of Turner Road DCP 2007 and Camden DCP 2011.
- The proposed development will be provided with adequate services. In this regard the Panel notes that a Special Infrastructure Contribution is required and a VPA addressing provision of local demands has been accepted by Council.
- The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, or riparian systems or the operation of the local road system.
- In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable and planned 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.

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurran	 Lara Symkowiak
 Peter Sidgreaves	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW180 – Camden – DA 949/2016
2	PROPOSED DEVELOPMENT	Staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works.
3	STREET ADDRESS	Lots 104, 105, 106 and 107 in DP 1221866, A - C Village Circuit & B Gregory Hills Drive, Gregory Hills
4	APPLICANT/OWNER	Design & Planning on behalf of the Trustees of the Marist Brothers
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <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>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Turner Road Development Control Plan 2007 (Amended 2016)</li> <li>Camden Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 31 May 2017</li> <li>Written submissions during public exhibition: None</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting on 27 February 2017 <ul style="list-style-type: none"> <li><u>Panel members</u>: Sheridan Dudley (Chair), Bruce McDonald, Lara Symkowiak</li> <li><u>Council assessment staff</u>: Jessica Mesiti</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report