

DATE OF DETERMINATION	18 December 2017
PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Lara Symkowiak and Peter Sidgreaves
APOLOGY	None
DECLARATIONS OF INTEREST	Stuart McDonald advised that the company he is employed under was making a submission on this application and did not anticipate in consideration of this application.

Public meeting held at Camden City Council on Monday 18 December 2017 opened at 11.40 am and closed at 12.45pm.

MATTER DETERMINED

Panel Ref – 2017SSW013 - LGA – Camden, DA2017/45/1, Address – A and 7 Gregory Hills Drive, Gledswood 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 material presented at meeting 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 APPROVAL:

1. The proposed development will add further business premises, bulky goods supply, recreation and entertainment services and amenities and employment opportunities within the Sydney Western City District and the Camden local government area in a location specifically planned to accommodate such categories of use to service this sector of the rapidly developing South West Priority Growth Area.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Rural Fires Act 1997, SEPP (Sydney Region Growth Centres) 2006, SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007, SEPP 33 Hazardous and Offensive Development and SREP 20 Hawkesbury Nepean River.
3. The proposal adequately satisfies the applicable provisions and objectives of the Turner Road Development Control Plan 2007 and Camden DCP 2011. In this regard, the assessment of parking demand resulting in a reduction of parking numbers required by Camden DCP and the variation to the Turner Road DCP local road layout are considered acceptable in the circumstances of this case.
4. 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

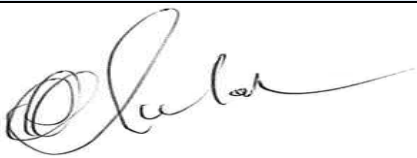
riparian systems, the operation of the local road system and makes provision for rural fire protection.

5. In consideration of conclusions 1-4 above it is considered 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 with the following amendments –

- Amend condition 1.0(4) to include a reference to business premises being approved.
- Amend condition 2.0(15) to reflect updated Section 94 Contributions in accordance with the Oran Park and Turner Road Section 94 Contributions Plan.
- Add an advice note to advise that the car parking requirements for the concept elements of the approved development are to be reassessed and determined as part of separate development applications for their detailed proposals.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW013 - LGA – Camden, DA2017/45/1
2	PROPOSED DEVELOPMENT	Concept development application for a mixed-use development containing 18 bulky goods premises, nine business premises, five food and drink premise, six recreation facilities (indoor), two hotels, a cinema, subdivision and associated site works.
3	STREET ADDRESS	A and 7 Gregory Hills Drive, Gledswood Hills
4	APPLICANT/OWNER	Gregory Hills Corporate Park Pty Ltd/Gregory Hills Corporate Park Pty Ltd and Soma Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Region Growth

		Centres) 2006 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development • State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Draft environmental planning instruments: Nil • Development control plans: • Camden Development Control Plan 2011 • Turner Road Growth Centre Precincts Development Control Plan 2007 • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report, recommended conditions, Proposed Plans, Correspondence from the NSW Rural Fire Service, the Roads and Maritime Services, TransGrid, Endeavour Energy and the Camden Local Area Command, Turner Road Indicative Layout Plan Figure, Turner Road Neighbourhood and Employment Areas Figure, Street Network Plan Figure, Preferred Land Use Plan Figure, Movement Network Plan Figure, Applicant's cinema and hotels assessment reports, Economic assessments peer review and written submissions. • Written submissions during public exhibition: 6 • Verbal submissions at the public meeting: ○ Support – Nil ○ Object – Kristy Moulds (SJB planning) on behalf of Sekisui House ○ On behalf of the applicant – Stephen Kerr ○ On behalf of Council – Ryan Pritchard, Stephen Pratt and Nicole McGurran
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing Meeting – 27 March 2017 • Site Inspection – 27 March 2017 • Final Briefing Meeting – 18 December 2017 from 11.00 am to 11.30 am • Public Meeting – 18 December 2017

		Attendees: ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Nicole Gurran, Lara Symkowiak and Peter Sidgreaves ○ <u>Council assessment staff</u>: Ryan Pritchard, Stephen Pratt and Nicole McGurran
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report