

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	8 May 2018
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Bruce McDonald, Lara Symkowiak
APOLOGIES	Peter Sidgreaves
DECLARATIONS OF INTEREST	None

Electronic meeting held between 1 May 2018 and 8 May 2018.

MATTER DETERMINED

2017SSW052 – Camden – DA2017/1249/1 at 12-18 Dunn Road Smeaton Grange (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 meetings 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 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

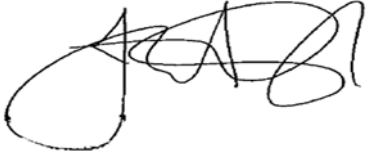



REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The request to vary the development standard relating to height contained in CL4.3 of Camden LEP 2010 is well founded and that compliance is unreasonable and unnecessary in the circumstances of this case as that variation will not generate unacceptable impacts on nearby premises and remains consistent with the objectives of the standard
- The proposed development will provide additional vehicle, sales and maintenance facilities and additional employment within the Western City District and Camden local government area.
- The proposal satisfies the relevant State Environmental Policies including SEPP (Infrastructure) 2007, SEPP 64 Advertising and Signage, SEPP 55 Remediation of Land, SEPP Vegetation in Non-Rural Areas and Deemed SEPP 20 Hawkesbury -Nepean River.
- The proposal adequately satisfies the provisions of Camden Local Environmental Plan 2010. In this regard, the Panel notes that the proposal has been amended to reduce the staffing number from 84 to 64 persons and a condition is applied restricting office space to be used solely in conjunction with the approved use of the premises.
- The proposed development will have no unacceptable impacts on the natural or built environments including the local road system, views from Camden Valley Way or local flora

CONDITIONS

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

PANEL MEMBERS	
 Justin Doyle (Chair)	 Bruce McDonald
 Nicole Gurran	 Lara Symkowiak

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW052 – Camden – DA2017/1249/1
2	PROPOSED DEVELOPMENT	Remediation of contaminated land, construction of a four level vehicle sale premises, vehicle repair station and vehicle body repair workshop with signage, tree removal, landscaping and associated site works.
3	STREET ADDRESS	12-18 Dunn Road Smeaton Grange
4	APPLICANT/OWNER	Alto Properties No.2 Pty Ltd on behalf of Dunn Road Property Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
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 (Infrastructure) 2007 ○ State Environmental Planning Policy No.64 – Advertising and Signage ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ 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: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: 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	<ul style="list-style-type: none"> • Council assessment report: 30 April 2018 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting: 22 January 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report