

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2018
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Bruce McDonald and Peter Sidgreaves
APOLOGIES	Lara Symkowiak
DECLARATIONS OF INTEREST	None

Public meeting held at Camden Council on 10 December 2018, opened at 12.35pm and closed at 12.50pm.

MATTER DETERMINED

Panel Ref – 2018SSW002 – LGA – Camden – DA2017/1768/1 AT 2-64 Steer Road, 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 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

1. The proposal will development will provide social and entertainment facilities within the rapidly growing Camden local government area and the South West Growth Centre which will add to the social and lifestyle qualities and employment opportunities of the Growth Centre.
2. The proposal adequately satisfies the relevant State Environmental Planning Policies including SEPP 55, (Remediation of Land), SEPP (Sydney Region Growth Centres) 2006, SEPP (Infrastructure)2007, and Sydney Region Environmental Plan No. 20 Hawkesbury Nepean River
3. The proposal adequately satisfies the relevant provisions of Camden DCP 2111 and Turner Road DCP 2007
4. The proposed development is considered to be of a form, scale and arrangement that is consistent with and will contribute to the development of the Turner Road Business Employment Area component of the Turner Road precinct. In this regard the Panel notes the submissions made by the applicant concerning the economic impacts of the proposal cinema and the assessment of that material which concludes that the proposed cinema is

supported on the subject site and is consistent with the objectives of the sites B5 Business Development zoning.

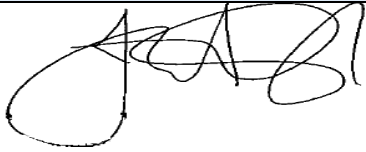



5. The potential impacts of the proposal on existing and planned centres in the South West Growth Centre have been considered, including the potential impact of a cinema having specific regard to the planned Turner Road entertainment precinct.

In relation to this issue, the Panel noted the Economic Impact + Demand Study of June 2018, and accepted the Council's assessment report that the proposal will not undermine the viability of other centres, including the Turner Road Entertainment Precinct.

6. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the operation of the local road system.
7. In consideration of conclusions 1-6 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 proposed in the Council Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Bruce McDonald	 Peter Sidgreaves

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SSW002 – LGA – Camden – DA2017/1768/1
2	PROPOSED DEVELOPMENT	Entertainment facility to include a cinema with nine screens, three drive-through takeaway food and drink premises, food court with seven food and drink premises and communal seating, three indoor recreation tenancies, construction of a two storey above ground car park and associated site works.
3	STREET ADDRESS	2-64 Steer Road, Gregory Hills
4	APPLICANT/OWNER	United Cinemas Australia Pty Ltd/Dart West Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	At the time of registering this DA the CIV threshold was over \$20million
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 (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ Camden Development Control Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Turner Road Development Control Plan 2007 • 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: November 2018

		<ul style="list-style-type: none"> • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Vaneesa Benitez and Ellen Robertshaw
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection – 10 December 2018 • Final briefing meeting to discuss council's recommendation, 10 December 2018 – 11.30am to 12.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Bruce McDonald and Peter Sidgreaves ○ <u>Council assessment staff</u>: Stephen Pratt and Jessica Mesiti
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council assessment report