

DATE OF DEFERRAL	Wednesday, 18 November 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran and Renata Brooks
APOLOGIES	Lara Symokwiak
DECLARATIONS OF INTEREST	<p>Louise Camenzuli: One of my Partners acts for a related entity of the developer and, on that basis, I consider that there is a reasonably perceived conflict of interest.</p> <p>Theresa Fedeli: Has a conflict of duties in relation to DA/2018/969/1 – Subdivision and construction of 69 dwelling houses and three (3) residential flat buildings containing 90 apartments for 50D Raby Road, Gledswood Hills.</p>

Papers circulated electronically on 28 October 2020.

MATTER DEFERRED

2018SSW033 – Camden – DA/2018/969/1 at 900 Camden Valley Way & 50 Raby Road, Gledswood Hills – Demolition of the existing entry road (as described in Schedule 1)

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter.

The Panel has reached a preliminary view that accords with the Council's assessment that the development application is in substance compliant with applicable controls.

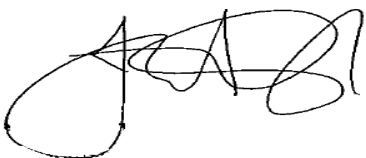


One matter that does not appear to the Panel to be sufficiently resolved is the Asset Protection Zone (APZ) required by the Council's assessment and the Inner Protection Area of an Asset Protection Zone (IPA) required by the general terms of approval of the RFS.

Unless justified, suitably planned, and appropriately provided for by covenants and/or acceptable vegetation management plans, an asset protection zone should be contained within the development site and should not extend onto environmentally zoned land where bushfire mitigation work may adversely impact on preserved vegetation.

The Panel has resolved that determination of the DA should be deferred until these matters can be investigated further. Some amendment to the design might be necessary to resolve them.

If they can be suitably resolved to the Council and the Applicant's mutual satisfaction within the general terms of approval of the RFS, then the matter would then seem appropriate for electronic determination."

The decision to defer the matter was Unanimous.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Renata Brooks	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SSW033 – Camden – DA/2018/969/1
2	PROPOSED DEVELOPMENT	Demolition of the existing entry road, community title subdivision to create 73 lots (69 dwelling lots, three superlots for the residential flat buildings and one community lot for the park), construction of 69 dwellings and three residential flat buildings containing 90 apartments, associated earthworks, construction of local roads, drainage works, neighbourhood park / piazza, including community facilities (pool, community building, BBQ and children's playground) landscaping works and acoustic upgrade works to Lakeside Golf Club Camden.
3	STREET ADDRESS	900 Camden Valley Way & 50 Raby Road, Gledswood Hills
4	APPLICANT/OWNER	Applicant: SH Camden Lakeside Pty Ltd C/O SJB Planning Owner: SH Camden Lakeside Pty Ltd & Narellan Property Holdings
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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. 55 - Remediation of Land. ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Sydney Regional Environmental Plan 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 & 2019. • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil

		<ul style="list-style-type: none"> • 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: 28 October 2020 • Addendum Bushfire Protection Assessment received: 18 October 2020 • Panel Addendum: 18 October 2020 • Camden Local Environmental Plan 2010. Clause 4.3 – Maximum building height • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Monday, 22 October 2018 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurran and Peter Sidgreaves ○ <u>Council assessment staff</u>: Adam Sampson, Nicole Magurran and Stephen Pratt • Final briefing to discuss council's recommendation: Monday, 2 November 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair) and Nicole Gurran ○ <u>Council assessment staff</u>: Adam Sampson, Stephen Pratt, Ryan Pritchard and Jamie Erken
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report