

DATE OF DETERMINATION	5 August 2019
PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald and Lara Symkowiak
APOLOGIES	Justin Doyle and Michael Morrison
DECLARATIONS OF INTEREST	Nil

Public meeting held at Camden Council on 5 August 2019, opened at 3.00pm and closed at 3.45pm.

MATTER DETERMINED

2019WCI017 – Camden – DA2016/172/3 AT 1A and 1B The Hermitage Way, 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 meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

1. The Panel is satisfied that the proposed development is substantially the same as that for which consent was originally granted and that the proposed modification is of minimal environmental impact.
2. The proposed development continues to adequately satisfy the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres)2006, SEPP No. 64 Advertising and Signage and SREP No. 20 -Hawkesbury-Nepean River.
3. The application includes an amendment to the approved development to provide for an additional building height which will exceeds the maximum height standard prescribed under Cl 4.3(5) of the Growth Centres SEPP. This increase in height is considered to be reasonable given it's minor scale and as it will have no have no unreasonable adverse impacts on surrounding properties or the amenity of the area.





4. In consideration of conclusions 1-3 above the Panel considers the proposed development, subject to the conditions imposed, remains a suitable use of the site and approval of the amendment is not contrary to the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019WCI017 – Camden – DA2016/172/3
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to an approved mixed use development
3	STREET ADDRESS	1A and 1B The Hermitage Way, Gledswood Hills
4	APPLICANT/OWNER	Hermitage Healthcare Pty Ltd / Camden Specialist Medical Centre Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) modification
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy No. 64 – Advertising and Signage State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Camden Development Control Plan 2011

		<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: Consideration of the provisions of the Buildings Code of Australia ● 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: July 2019 ● Written submissions during public exhibition: 0 ● Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of Council – David Rowley and Jamie Erken ○ On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Site Inspection and briefing – 27 May 2019 ● Final briefing meeting to discuss council's recommendation, 5 August 2019, 1.30pm. ● Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald and Lara Symkowiak ○ <u>Council assessment staff</u>: David Rowley and Jamie Erken
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report