

DATE OF DETERMINATION	14 May 2024
DATE OF PANEL DECISION	13 May 2024
DATE OF PANEL MEETING	Not applicable
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto
APOLOGIES	Lara Symkowiak, Ashleigh Cagney
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 May 2024.

MATTER DETERMINED

PPSSWC-366 – Camden – DA/2023/521/1 at 9 Gregory Hills Drive Gledswood Hills

Construction of a two storey centre-based child care centre for 197 children aged 0 to 5 years including car parking, drainage, retaining walls, landscaping, signage and associated site works. (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 listed at item 8 in Schedule 1.

Application for modification of consent

The Panel determined to approve the development application pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




The panel determined to approve the application for the reasons outlined in the council assessment report.

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 no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-366 – Camden - DA/2023/521/1
2	PROPOSED DEVELOPMENT	Construction of a centre-based child care facility for up to 197 children aged 0 to 5 years, with car parking, drainage, retaining walls, landscaping, signage and associated site works.
3	STREET ADDRESS	9 Gregory Hills Drive, Gledswood Hills.
4	APPLICANT/OWNER	Damian O’Toole Town Planning Pty Ltd Soma Precinct Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021. State Environmental Planning Policy (Precincts - Western Parkland City) 2021. State Environmental Planning Policy (Transport and Infrastructure) 2021. State Environmental Planning Policy (Industry and Employment) 2021. State Environmental Planning Policy (Resilience and Hazards) 2021. State Environmental Planning Policy (Biodiversity and Conservation) 2021. State Environmental Planning Policy (Sustainable Buildings) 2021. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Turner Road Development Control Plan 2007 Camden Development Control Plan 2019 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 19 April 2024 Written submissions during public exhibition: Nil Total number of unique submissions received by way of objection: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 23 October 2023 <ul style="list-style-type: none"> <u>Panel members</u>: David Kitto (Acting Chair), Louise Camenzuli <u>Council assessment staff</u>: Jamie Erkin, Annabelle Jones <u>Applicant representatives</u>: Damian O’Toole, Satwant Calais, Ben Rainsford
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report