

<b>DATE OF DETERMINATION</b>	8 October 2024
<b>DATE OF PANEL DECISION</b>	4 October 2024
<b>DATE OF PANEL MEETING</b>	30 September 2024
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas
<b>APOLOGIES</b>	Mary Lynne – Taylor
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 26 September 2024.

#### **MATTER DETERMINED**

**PPSSWC-409 – Camden – 2024/96/1 at 880 and 890 Camden Valley Way, Gledswood Hills**

Construction of a new registered club premises and outdoor recreation facility in conjunction with an existing golf course, including golf driving range, driving range netting, 27-hole mini golf course, lighting, car parking, drainage, landscaping and other associated 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 briefings listed at item 8 in Schedule 1.

#### **Development application**

The panel determined to approve the development application pursuant to section 4.16 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.

In particular, the panel concluded that:

- The amended plans for the proposal have improved the design of the car park, substantially increasing the landscaping both in and around the car park and reducing its visual impacts on the surrounding area;
- The development is consistent with the provisions of the relevant environmental planning instruments, including the requirements in the *Camden Local Environmental Plan 2010* and *Camden Development Control Plan 2019*;
- The relevant integrated approval authorities have provided their general terms of approval for the proposal, which have been incorporated into the recommended conditions;
- The site has already been remediated and is suitable for the development;
- The impacts of the development are acceptable and can be suitably controlled with the recommended conditions;
- The proposal will complement the existing golf course on site and provide additional recreation and entertainment facilities to support the rapid growth of the Gledswood Hills area, consistent with the strategic planning objectives for the area; and
- The development is in the public interest.

## CONDITIONS

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





## CONSIDERATION OF COMMUNITY VIEWS

Council exhibited the development application from 17 April to 20 May 2024 and received 3 submissions.

One of these submissions supported the proposal but the other two submissions raised concerns about the potential impacts of the proposal. The panel notes that issues of concern raised in these submissions included:

- Pedestrian safety outcomes during drop off and pick up at the school;
- Traffic estimates during school times;
- Lack of the cumulative traffic assessment of surrounding developments;
- Lack of an assessment of anticipated service and heavy vehicle volumes and frequencies;
- Increased parking on residential streets from staff and patrons;
- New driveway on Providence Drive will make walking and cycling to school less desirable due to the increased risk of vehicle conflict;
- Plan of Management should be provided;
- Construction Management Plan which; considers impacts to the school as a sensitive receive should be included;
- Consideration of construction access points;
- Movement of heavy vehicles should be restricted during school bell times;
- Heavy vehicles should be diverted away from the local streets of Gledswood Hills; and
- The implementation of the Vegetation Management Plan (VMP) has been substandard.

In coming to its decision, the panel considered these concerns and is satisfied that they have been adequately addressed in the council assessment report and recommended conditions.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Grant Christmas

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-409 – Camden – 2024/96/1
2	PROPOSED DEVELOPMENT	Construction of a new registered club premises and outdoor recreation facility in conjunction with an existing golf course, including golf driving range, driving range netting, 27 hole mini golf course, lighting, car parking, drainage construction, landscaping and all associated works
3	STREET ADDRESS	880 and 890 Camden Valley Way, Gledswood Hills
4	APPLICANT/OWNER	Western Suburbs League Club (Campbeltown) Limited.
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>Camden Local Environmental Plan 2010</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Camden Development Control Plan 2019</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: September 2024</li> <li>Written submissions during public exhibition: Three (3)</li> <li>Total number of unique submissions received by way of objection: Two (2)</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 13<sup>th</sup> May 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Mary Lynne – Taylor, Grant Christmas</li> <li><u>Council assessment staff</u>: Steven Pratt; Jessica Mesiti</li> <li><u>Applicant representatives</u>: Lachlan Rodgers; Lincoln Atkins; Mairead Hawes</li> </ul> </li> <li>Site visit: 20<sup>th</sup> May 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), David Kitto, Stacey Brodbeck, Grant Christmas</li> <li><u>Council assessment staff</u>: Steven Pratt; Jessica Mesiti</li> <li><u>Applicant representatives</u>: Lachlan Rodgers</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>• Final briefing to discuss council’s recommendation: 30<sup>th</sup> September 2024<ul style="list-style-type: none"><li>○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Grant Christmas</li><li>○ <u>Council assessment staff</u>: Steven Pratt; Jessica Mesiti; Ryan Pritchard</li></ul></li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report