

DATE OF DETERMINATION	7 November 2025
DATE OF PANEL DECISION	6 November 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Michael Mantei, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 30 October 2025.

MATTER DETERMINED

PPSSWC-573 – Camden – DA/2025/284/1 – 12 Digitaria Drive, Gledswood Hills - Construction of a six storey hotel development comprising 137 rooms, function rooms, restaurant, basement car parking, and associated site works.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Application to vary a development standard:

A written request from the applicant has been made under cl 4.6, Appendix 2 of the State Environmental Planning Policy (Precinct – Western Parkland City) 2021 that has demonstrated to the Panel's satisfaction that:

- a) compliance with cl. 4.3 (Height of Building) is unreasonable or unnecessary in the circumstances, in particular, because:
 - the proposed design provides an improved urban design response to the site and surrounding precinct with the introduction of a recessed slab, vertical breaks in the building, and varied materials and finishes. The design breaks up the built form to reduce visual length and bulk of the development when compared to the original DA approval;
 - the proposed building aligns with a number of recently approved developments in proximity to the site, notably the Camden Medical Campus (State Significant Development approval) which is situated to the north-east of the site adjoining the riparian corridor; and
 - the original planning purpose of clause 4.3(5) of Appendix 2 of the Western Parkland SEPP is no longer relevant given the recent approvals noted above and amendments made to the Western Parkland SEPP in 2010 that allowed buildings of unlimited height in the middle of the B5 zone in this precinct; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard as the development is consistent with the objectives of the B5 zone as set out in the Council's Assessment Report and the Clause 4.6 Variation Request prepared by the Planning Hub, dated 19 May 2025.

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 uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report. The Panel is satisfied that all potential adverse environmental impacts have been addressed through the assessment process and as part of the conditions of consent, and the proposed variation to the existing approved building contemplated by this DA will result in an improved built form outcome.

The Panel is also satisfied that the development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022 and State Environmental Planning Policy (Biodiversity and Conservation) 2021. The development is also consistent with the objectives of the Turner Road Development Control Plan 2007 and Camden Development Control Plan 2019.

The proposed use is permissible and the variation to the rear setback requirements identified in the Turner Rd Precinct Development Control Plan and the variation relating to the interface of the south-east corner of the development adjoining internal service areas is considered reasonable.






Finally, a condition of consent has been imposed to require concept approval (DA/2017/45/13) to be modified under section 4.17 of the Environmental Planning and Assessment Act and clause 67 of the Regulations to ensure that the approved development will be consistent with the concept approval to which this DA relates.

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 	Michael Mantei 
Grant Christmas 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-573 – Camden – DA/2025/284/1
2	PROPOSED DEVELOPMENT	Construction of a six storey hotel development comprising 137 rooms, function rooms, restaurant, basement car parking, and associated site works.
3	STREET ADDRESS	12 Digitaria Drive, Gledswood Hills
4	APPLICANT/OWNER	Applicant: The Planning Hub Owner: SAG Developments Pty Limited
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 (Planning Systems) 2021 ○ State Environmental Planning Policy (Precincts - Western Parkland City) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ Camden Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2019 ○ Turner Road Development Control Plan 2018 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 28 October 2025 • Clause 4.6 variation request: Height of Building • Written submissions during public exhibition: 0
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report