

JRPP No	2011SYW010
DA Number	15/2011/DA-RA
Local Government Area	Campbelltown City Council
Proposed Development	Construction of a 6 to 8 storey mixed use commercial, retail and residential apartment development with 2 levels of basement car parking spaces
Capital Investment Value	\$28,261,000
JRPP Referral Criteria	Development exceeds \$10 million capital investment value
Street Address	Lot 3004 Stowe Avenue, Campbelltown
Applicant	Blue CHP Limited
Number of Submissions	48 - Including 19 individual objections, 27 form letters objecting to the proposal, two objections from Campbelltown City Council and 1 submission in support of the development
Recommendation	Approved with Conditions
Report by	Rad Blagojevic – Senior Development Planner

Attachments

1. Report to JRPP meeting of 10 May 2012
2. Draft Conditions of Consent in accordance with JRPP recommendation
3. Revised Ground Floor Plan
4. Revised South Elevation
5. Revised East Elevation

Purpose

The purpose of this report is to assist the Sydney West Joint Regional Planning Panel in its determination of the subject development application pursuant to the *Environmental Planning and Assessment Act 1979*.

Property Description	Lot 3004 DP 1152287, Stowe Avenue, Campbelltown
Application No	15/2011/DA-RA
Applicant	Blue CHP Limited
Owner	Blue CHP Limited
Statutory Provisions	Greater Regional Environmental Plan No.2 - Georges River Catchment (deemed SEPP) State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No.65 - Design Quality Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Campbelltown (Urban Area) Local Environmental Plan 2002
Other Provisions	Macarthur Regional Centre Master Plan Campbelltown (Sustainable City) Development Control Plan 2009
Date Received	6 January 2011
JRPP Meeting Date	10 May 2012

Report

1. Introduction

Council has received a development application for the construction of a mixed use commercial and residential apartment building development at Lot 3004 DP 1152287, Stowe Avenue, Campbelltown.

The development comprises of three buildings with commercial floor space located at ground level and 75 residential apartments located on the upper floors.

The land is zoned 10(a) Regional Comprehensive Centre Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP 2002).

The capital value of the project has been estimated by the applicant as \$28.2 million and as such exceeds the \$10 million threshold to qualify as a regional significant development and hence the development application will be determined by the Sydney West Joint Regional Planning Panel.

2. Background and History

The Sydney West Joint Regional Planning Panel met at Campbelltown City Council on 10 May 2012 to consider the subject development application being for the construction of a mixed use commercial and residential apartment building at Lot 3004 DP 1152287, Stowe Avenue, Campbelltown.

On consideration of the planning report, comments and verbal submissions made by the applicant and the recommendation therein, the Panel's decision was to defer this application to allow:

- *Amended plans to be submitted to provide a loading area and a recreation room to be located within the area currently proposed for commercial/retail space;*
- *Further comment by the applicant on some suggested condition in relation to continued use and involvement of the site for affordable housing beyond the 10 years proposed;*
- *A further report to be submitted addressing the amended plans and draft conditions to be prepared that would enable the application be determined if the Panel concluded it warrants*

Amended plans were received by Council on 12 September 2012, in response to the items requested by the JRPP at its meeting of 10 May 2012, to allow for the assessment of the additional information.

3. Amended Plans and Assessment

Loading Area and Recreation Room

The plans received by Council contain amendments at ground level to allow for a loading and unloading area as well as a communal recreation room having an area of 75 square metres.

The following is provided as an assessment of the matters requested by the JRPP addressing the amended plans.

The loading area is located off Kellicar Road. Transport and traffic consultant *McLaren Traffic Engineering* has undertaken a review of the loading area having regard to access, manoeuvrability and safety.

The loading is offset approximately 36 metres from the intersection of Kellicar Road and Stowe Avenue. This is considered to be adequate to provide for a suitable sight and stopping distance for vehicles travelling north from Stowe Avenue and into Kellicar Road on the approach to the driveway serving the loading area.

McLaren Traffic Engineering has noted that the 20km/h corner speed requires up to 18 metres for vehicles to stop and that the location of the driveway access to the loading bay is double the required distance which is safe for the low frequency reversing out of the on-site loading area.

The on-site loading bay will be able to accommodate a small rigid vehicle entering and exiting the loading bay in a forward motion. Larger vehicles will be required to reverse onto Kellicar Road.

It is considered that the provision of an on-site loading bay satisfies the relevant requirement under Part 4.5.4 of Council's Sustainable City Development Control Plan 2009.

The amended plans include the provision of a recreation room that has an area of 75 square metres. The provision of the communal recreation room and outdoor/barbeque area satisfies the relevant requirement under Part 4.4.8 of Council's Sustainable City Development Control Plan 2009.

Given the location of the communal recreation room, all residents and their visitors will have direct access from the common open space.

The redesign of the ground floor to introduce a loading/unloading area as well as a communal recreation room has reduced the commercial/retail floor area within Building C by 116 square metres. The redesign does not alter the number car parking spaces provided within two basement levels which will remain at 120 spaces.

Affordable Housing Beyond Ten Years

The applicant has stated that the provision of affordable rental housing is to be provided by the applicant and operator and is considered to be a matter that could not be conditioned should the JRPP approve the development or be enforced by Council.

Council has no objection to the applicant satisfying the minimum statutory requirements that the proposed residential apartments be used as affordable rental housing for 10 years.

Draft Conditions of Consent

Should the JRPP approve the development application, draft conditions of consent are located within Appendix 2 of this report.

4. Conclusion

At the Joint Regional Planning Panel meeting of 10 May 2012, the panel deferred the application to allow:

- The applicant to submit amended plans to provide for an on-site loading area and common recreation room with the area designated for commercial/retail use;
- The applicant to provide additional comment in relation to the continued use and involvement of the site for affordable housing beyond the 10 years proposed.
- Council to report on amended information and provide draft conditions of consent.

The development's commercial/retail floor area has been reduced by 116 square metres providing the development with a net benefit of 3 car parking spaces given that the redesign does not impact on the two basement levels providing for 120 car parking spaces.

It is considered that the applicant has adequately addressed the additional matters raised by the JRPP, having particular regard to on-site loading/unloading area as well as communal recreation room for the development's residents and their visitors.

The proposal generally complies with the relevant planning instruments and other State planning requirements. Key issues identified by the JRPP at the meeting of 10 May 2012 have been satisfied by the applicant to warrant development consent in its current form.