

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 9 October 2014 at 12.30 pm

Panel Members: Bruce McDonald (Acting Chair), Paul Mitchell, Stuart McDonald and Paul Hawker

Apologies: Mary-Lynne Taylor and Paul Lake

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW067 – DA 1057/2014/DA-C, Campbelltown City Council, Construction of alterations and additions to Macarthur Square Shopping Centre, 100 and 200 Gilchrist Drive, Campbelltown

Date of determination: 09 October 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:





The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed extensions to the existing centre will provide additional facilities and services catering to the growing population of the Metropolitan South West Sub Region and is consistent with the subregional role of Campbelltown City Centre.
2. The proposed development has been assessed as having acceptable impacts on the retail performance of the constituent elements of Campbelltown City Centre.
3. The proposed development is designed so to have acceptable impacts on the adjoining residential development.
4. The proposed development will not introduce unacceptable impacts on the natural or built environments including noise impacts.
5. The proposed development will not materially reduce the current level of service experienced on the local road network.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report and Conditions 15, 22, 39, 41, 49, 66 modified and Condition 25 deleted.

Panel members:

 Bruce McDonald (Acting Chair)	 Stuart McDonald	 Paul Mitchell
 Paul Hawker		

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SCHEDULE 1

1	JRPP Reference – 2014SYW067, LGA – Campbelltown City Council, DA 1057/2014/DA-C
2	Proposed development: Construction of alterations and additions to Macarthur Square Shopping Centre
3	Street address: 100 and 200 Gilchrist Drive, Campbelltown
4	Applicant/Owner: Stockland Property Services Pty Ltd (100 Gilchrist Drive) and GPT Funds Management Ltd and Lend Lease Real Estate Investments Ltd (200 Gilchrist Drive)
5	Type of Regional development: Capital Investment Value greater than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ State Environmental Planning Policy No. 44 – Koala Habitat Protection ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Campbelltown (Urban Area) Local Environmental Plan 2002 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Sustainable City) Development Control Plan 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report, Recommended conditions of consent, Location plan, Allotment plan, Aerial photograph, Aerial photograph on location plan, Zoning map, Aerial photograph with proposed additions, Precinct plan, Written submissions and Submission from Campbelltown City Council. Verbal submissions at the panel meeting: Bob Chambers and Matt Healy in attendance on behalf of the applicant to answer questions from the Panel.
8	Meetings and site inspections by the panel: Site inspection on 9 October 2014 and Final Briefing Meeting on 09 October 2014.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report