

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 6 November 2014 at 5.00 pm

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

Apologies: Mary-Lynne Taylor and Cr Paul Lake

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW134 – Campbelltown City Council – DA1418/2014, Demolition of existing structures and construction of a multi-storey mixed-use residential and commercial building, associated site, civil and landscaping works, Nos. 18-22 Broughton Street, Campbelltown

Date of determination: 6 November 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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:

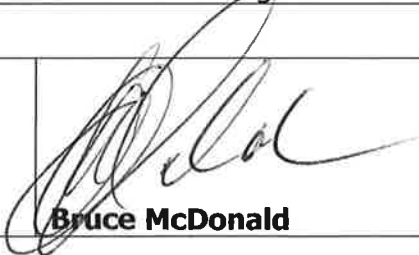
1. The proposed development will add to the supply and choice of housing in the Southwest Metropolitan Subregion and the City of Campbelltown and will reinforce the role of Campbelltown City Centre.
2. Residents of the development will benefit from ready access to local and regional facilities, services and transport offered by Campbelltown Centre.
3. The proposed uses and the scale and form of the proposed building is consistent with the planned future context of the town centre urban location in which it is placed.
4. The proposal provides satisfactory compliance with relevant development standards and guidelines including State Environmental Planning Policy 65 and Campbelltown (Sustainable City) Development Control Plan.
5. The proposed development will have no adverse impacts on the natural or built environments, including neighbouring uses.
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 with an additional condition relating to submission of an amended ground floor plan to the written satisfaction of Council's Manager Development Services to illustrate the activation of retail tenancy three wall on the south east elevation and an amended condition relating to the testing and disposal of any contaminated material discovered during excavation.

Panel members:



Paul Mitchell (Acting Chair)



Bruce McDonald



Paul Hawker

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SCHEDULE 1

1	JRPP Reference – 2014SYW134, LGA – Campbelltown City Council, DA 1418/2014
2	Proposed development: Demolition of existing structures and construction of a multi-storey mixed-use residential and commercial building, associated site, civil and landscaping works.
3	Street address: Nos. 18-22 Broughton Street, Campbelltown
4	Applicant/Owner: MKD Architects
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ 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 • 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 with Council recommended conditions of consent, locality plan, site analysis plan, floor plans, coloured photomontage, building section and elevation plans, shadow diagrams, landscape plans and written submissions. Verbal submissions at the panel meeting: Carl Salim, Joseph Khoury and Anthony Rowan on behalf of the applicant to answer questions from the Panel.
8	Meetings and site inspections by the panel: 9 October 2014 – Briefing Meeting, 6 November 2014 – Site Inspection Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report