

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 1.00pm on Wednesday 27 May 2015 at Campbelltown City Council

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Bruce Clarke, Paul Hawker

Apologies: Paul Lake

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW031 – Campbelltown – DA2706/2014/DA-RA – [Lot 3004 Stowe Avenue, Campbelltown] as described in Schedule 1.

Date of determination: 27 May 2015

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:

The Panel unanimously approves the application for the following reasons:

1. This facility will add to the supply and choice of housing and including affordable housing within the South West Subregion in the city of Campbelltown in a location with access to transport services and the services available from the Campbelltown City Centre including health and education facilities.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP No.55 – Remediation of Land, SEPP No.65 Design Quality Residential Flat Development and SEPP (Affordable Rental Housing) 2009.
3. The proposal is consistent with the provisions and objectives of the Campbelltown Growth Centre DCP.
4. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of planned residential development in the locality.
5. The development approved under this consent will have no unacceptable adverse impacts on the natural or built environments or including impacts on natural bushlands and on the performance of the local road network, noting that these issues have been addressed in strategic assessments determining the urban use of this land. The Panel further notes that further stages of the development will be required to mitigate any potential environmental impacts arising from the particular stage of development.
6. Whilst there are departures from the Residential Flat Code regarding side and rear boundary setbacks these are considered acceptable for this site given the existing uses and potential mixed use development on adjoining lands.
7. On consideration of conclusions 1-5, the Panel considers the proposed development is a suitable use of the subject land and approval of the proposal is in the public interest.

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Conditions:

The approval is subject to the conditions attached to the council assessment report and as per the following amended clause and description:

Amendment - Traffic Committee




Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans including a central median island in Stowe Avenue to prevent right turns in and out of the subject development for Council's Local Traffic Committee's consideration.

All proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting shall also be considered by the Local Traffic Committee's for approval.

Amended Development Description

Construction of a 6-8 storey mixed use apartment building consisting of 101 residential units, including 56 affordable housing apartments in Buildings A and B and 55 standard residential apartments in Building C, one commercial unit and basement car parking for 109 spaces

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Bruce Clarke
Approved by email Cr Paul Hawker		

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SCHEDULE 1

1	2015SYW031 – Campbelltown – DA2706/2014/DA-RA
2	Proposed development: Construction of mixed use development including a 6-8 storey residential apartment building containing 101 apartments, 1 commercial unit and community facility
3	Street address: Lot 3004 Stowe Avenue, Campbelltown
4	Applicant: Blue CHP Limited
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • 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 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • Campbelltown (Urban Area) Local Environmental Plan 2002 • Draft Campbelltown Local Environmental Plan 2014 • Macarthur Regional Centre Master Plan • Campbelltown (Sustainable City) Development Control Plan 2014 • 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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: Council Assessment Report dated 15 May 2015 Written submissions during public exhibition: Nil Submissions Verbal submissions at the panel meeting: Applicant: Mr Russell Prescott & Mr Stephen Gouge.
8	Meetings and site inspections by the panel: 1 Site Inspection, 1 Final Briefing Meeting & 1 Determination Meeting – 27 May 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to assessment report