

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 23 July 2015 at 11.00 am

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald and Cr Paul Hawker

Apologies: Cr Paul Lake

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW080 – Campbelltown City Council – DA2577/2014, Construction and occupation of 268 seniors housing dwellings, associated site works and landscaping, Camden Valley Way and Denham Court Road, Denham Court.

Date of determination: 23 July 2015

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 facility will facilitate the supply and choice of aged persons housing within the Southwest Growth Centre and the City of Campbelltown in a location within to access transport services and the services that will be available from the commercial centre planned nearby.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP (Housing for Seniors or People with a Disability) 2004, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposed development subject to the conditions imposed complies with the requirements of the Rural Fires Act 1997, the Threatened Species Conservation Act 1995 and the National Parks and Wildlife Act 1974.
4. The proposal is consistent with the provisions and objectives of Campbelltown Growth Centre DCP.
5. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The proposed development will have no unacceptable adverse impacts on the natural or built environments 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 this development comprises stage 2 of staged approval for aged persons housing on this site and is consistent with that approval.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Council Assessment Report with amendments to Condition 1, Condition 27, Condition 53, Condition 54, Condition 58, Condition 59, Condition 60, Condition 62(d) with Condition 39 and Condition 55 deleted as follows:

Condition 1 amended to read (first section only) (insert the staging plan):

Drawings by:

Integrated Design Group, Project STO14054

DA0100	Issue R	dated 29.09.2014
DA0102	Issue D	dated 08.08.2014
DA0105	Issue F	dated 29.09.2014
DA0106	Issue R	dated 29.09.2014
DA0100	Issue R	dated 29.09.2014
DA0200	Issue B	dated 29.09.2014

Condition 27 amended to read:

Graffiti Removal - In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner of the retirement village shall be responsible for the removal of any graffiti which appears on the acoustic walls and other surfaces of the property within 48 hours of its application.

Condition 39 – deleted.

The introduction at the commencement of the 'Prior to the issue of an occupation certificate' section of the conditions was amended to read:

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate for each stage by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent relevant to that stage must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

Condition 53 amended to read:

Community Facilities - The applicant shall provide access to reasonable on-site temporary community facilities concurrently with Stage 1 of this development for the period prior to the issue of an occupation certificate for the permanent on-site community facility (Council ref. 1659/2015/DA-C). The permanent facility shall be available to residents no later than the issue of an occupation certificate for Stage 5 of this development.

Condition 54 amended to read:

Access to facilities and public transport - Prior to the principal certifying authority issuing an occupation certificate or interim occupation certificate for any dwelling, the applicant shall provide a written statement confirming the provision of suitable access to public transport and facilities for residents of the retirement village in accordance with the provisions of *State Environmental Planning (Seniors Living) Policy 2004*.

Condition 55 – deleted.

Condition 58 amended to read as follows:

Soil Classification - Prior to the principal certifying authority issuing an occupation certificate, relevant lots/building pads are to be classified in accordance with guidelines contained in the Australian Standard for Residential Slabs and Footings - AS2870.1996 (as amended) at the completion of each stage as per drawing DA 0102 Issue D.

58A. Pollution Control - Prior to the issue of a final occupation certificate for the completed development, the applicant shall ensure that suitable gross pollutant trap(s) and/or water quality treatment in accordance with the relevant guidelines of the Office of Environment and Heritage and Office of Water, and with the design requirements of the Campbelltown Growth Centres Development Control Plan and Campbelltown (Sustainable) City Development Control Plan Volume 3 for the stormwater drainage system have been installed and are operational.

Condition 59 amended to read as follows:

Structural Engineering Certificate - Prior to the principal certifying authority issuing an occupation certificate, the submission of certificates from a practising structural engineer certifying that all relevant buildings, retaining walls and other structures have been erected in compliance with approved structural drawings and relevant SAA Codes and are

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structurally adequate at the completion of each stage as per drawing DA 0102 Issue D.





Condition 60 to be amended as follows (first paragraph changes only)

Final Inspection – Works as Executed Plans - Prior to the principal certifying authority issuing an occupation certificate for each stage, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3*.

Item d. of Condition 62 amended as follows (the remainder of the condition remains as pre the report):

- d. Vehicle Access Denied (Camden Valley Way and Denham Court Road)

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Stuart McDonald
		
Paul Hawker		

SCHEDULE 1

1	JRPP Reference – 2015SYW080, LGA – Campbelltown City Council, DA 2577/2014
2	Proposed development: Construction and occupation of 268 seniors housing dwellings, associated site works and landscaping.
3	Street address: Camden Valley Way and Denham Court Road, Denham Court.
4	Applicant/Owner: Stockland Development Pty Ltd.
5	Type of Regional development: Capital investment value in excess of \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Rural Fires Act 1997 Threatened Species Conservation Act 1995 National Parks and Wildlife Act 1974 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007 Campbelltown Growth Centres Development Control Plan 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, location plans, survey plan, site plan,

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	landscaping plan, typical floor plans, typical elevation plans, three dimensional coloured elevation plans and written submission. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Jim Baldwin • Dean Hosking • Andrew Newling
8	Meetings and site inspections by the panel: 23 July 2015 – Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report