

DATE OF DETERMINATION	19 February 2018
PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald, Lara Symkowiak and Peter Sidgreaves
APOLOGY	None
DECLARATIONS OF INTEREST	None

Public meeting held at Camden City Council on Monday 19 February 2018 opened at 1.40pm and closed at 3.00pm.

MATTER DETERMINED

Panel Ref – 2017SSW025 - LGA – Camden, DA2017/176/1, Address – Lot 200 in DP 102280, Lot 13 DP 242250 and Pt500 DP 1213866. 49 and 49A Lodges Road, Narellan and 29 Brooking Avenue, Elderslie (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

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*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

REASONS FOR APPROVAL:

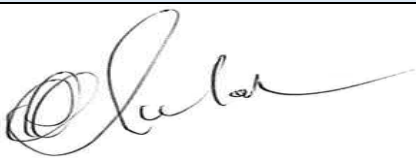




1. The proposed development will add to the availability of affordable rental housing and housing for senior and people with a disability within the Sydney Western City District and the Camden local government area in response to a recognized demand for such specialized housing supply. The development is located with access to the amenities and services within the Narellan and Camden centres.
2. The proposed development subject to the conditions imposed adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Water Management Act 2000, SEPP (Affordable Rental Housing 2009), SEPP (Housing for Seniors or People with a Disability) 2004, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Camden LEP 2010 and Camden DCP 2015. It is noted that 2 variations to the provisions of Camden DCP which relate to Street network and design and Pedestrian and Cycle network are sought. Having considered the analysis of these variations provided in the assessment report, the

Panel considers they are an appropriate response to the particular form and character of the proposed development.

4. The proposed development is considered to be of appropriate scale and form adequately consistent with residential character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the amenity of adjoining and nearby residential premises or the operation of the local road system.
6. In consideration of conclusions 1-5 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 the Council Assessment Report.

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Peter Sidgreaves
 Nicole Gurran	 Lara Symkowiak
 Stuart McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SSW025 - LGA – Camden, DA2017/176/1
2	PROPOSED DEVELOPMENT	<p>Concept development application seeking consent for stag 1 construction works and concept approval for future stage 2 development.</p> <p>Stage 1 includes demolition, remediation, tree removal, earthworks, service and infrastructure provision and construction of 84 seniors housing dwellings and 38 affordable rental housing dwellings (group homes) including community title subdivision; and</p> <p>Stage 2 is a concept approval identifying the location of a future 129 room (134 bed) residential aged care facility and 46 retirement villas including the expansion of onsite services.</p>
3	STREET ADDRESS	Lot 200 in DP 102280, Lot 13 DP 242250 and Pt500 DP 1213866. 49

		and 49A Lodges Road, Narellan and 29 Brooking Avenue, Elderslie
4	APPLICANT/OWNER	Applicant – Terry Broke of Baptistcare NSW & ACT C/-DFP Planning. Owner – Baptistcare NSW & ACT
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> • Camden Development Control Plan 2011 • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report and conditions, architectural plans, civil/engineering plans, landscape plans, community title subdivision plan, operational plan of management, schedule of finishes, statement of environmental effects and written submissions. • Written submissions during public exhibition: 44 • Verbal submissions at the public meeting:

		<ul style="list-style-type: none"> ○ Support – Nil ○ Object – Leonard Carter, Ray Wilson, Meg Wilson, David Wright on behalf of the residents ○ On behalf of the applicant – Mike Furner ○ On behalf of Council – Ryan Pritchard and Nicole Askew
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Briefing Meeting – 24 July 2017 ● Site Inspection – 24 July 2017 ● Final Briefing Meeting – 19 February 2018 from 12.10 pm to 12.47 pm ● Public Meeting – 19 February 2018 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Nicole Gurran, Stuart McDonald, Lara Symkowiak and Peter Sidgreaves ○ <u>Council assessment staff</u>: Ryan Pritchard and Nicole Askew
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report