

<b>DATE OF DETERMINATION</b>	16 October 2017
<b>PANEL MEMBERS</b>	Bruce McDonald (Acting Chair), Stuart McDonald, Lindsay Fletcher, George Greiss and Darcy Lound
<b>APOLOGY</b>	Nicole Gurran
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Campbelltown City Council on Monday 16 October 2017 opened at 12.09 pm and closed at 1.00 pm.

**MATTER DETERMINED**

Panel Ref – 2017SSW026 - LGA – Campbelltown, DA-567/2017, Address – Lot 1064 DP 1203266, 2A-2B Dowie Drive, Claymore (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 material presented at meeting 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 decision was unanimous.

**REASONS FOR THE DECISION**

1. The proposed development will add to the provision of Senior Housing within the Sydney Western City District and the Campbelltown local government area responding to increasing demand for seniors accommodation.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 – Remediation of Land, SEPP (Housing for Seniors or People with a Disability) 2004, SEPP 65 – Design Quality of Residential Apartment Development and its associated Apartment Design Guide and Seniors Living Policy: Urban Design Guidelines for Infill Development.
3. The proposed development including the 3 storey building element is generally consistent with the Concept Approval for the Claymore Renewal project previously granted under Part3A of the EPA Act.
4. The proposal adequately satisfies the objectives and provisions of the Campbelltown LEP 2015, Campbelltown Sustainable City DCP and Claymore Urban Renewal Development Control Guidelines. It is noted that where the proposal is inconsistent with the provisions of these instruments the Concept Approval for the Claymore Renewal Project prevails.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology or riparian systems, the operation of the local road system, the significance of nearby the heritage item or the amenity of established and planned residential premises.
6. In consideration of conclusions 1-5 above, the proposed development is considered 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)	 Stuart McDonald
 Lindsay Fletcher	 George Greiss
 Darcy Lound	

SCHEDULE 1		
1	<b>PANEL REF – LGA – DA NO.</b>	2017SSW026 - LGA – Campbelltown, DA-567/2017
2	<b>PROPOSED DEVELOPMENT</b>	Subdivision into three allotments and construction of a seniors housing development containing 20 dwellings
3	<b>STREET ADDRESS</b>	Lot 1064 DP 1203266, 2A-2B Dowie Drive, Claymore
4	<b>APPLICANT/OWNER</b>	NSW Land and Housing Corporation
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Crown development with a capital investment value of over \$5million.
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments:                             <ul style="list-style-type: none"> <li>• Transitional arrangements – repeal of Part 3A of Environmental Planning and Assessment Act 1979 – Provisions applying with respect to approval of concept plans</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development</li> <li>• Apartment Design Guide</li> <li>• Seniors Living Policy: Urban Design Guidelines for Infill Development</li> <li>• Campbelltown Local Environmental Plan 2015</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>• Campbelltown Sustainable City Development Control Plan 2015</li> <li>• Claymore Urban Renewal Development Control Guidelines</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report, recommended conditions, applicant's assessment against Seniors Living Policy, submitted plans and written submissions.</li> <li>• Written submissions during public exhibition: 1</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Samantha Barnes, Mary Jane Kaillis and Archana Joseph</li> <li>○ On behalf of the applicant – Daniel Ouma-Machio, Peter Brackenreg, James Innes and Michael Zanardo</li> <li>○ On behalf of Council – Andrew MacGee</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing Meeting – 08 May 2017</li> <li>• Site Inspection – 08 May 2017</li> <li>• Final Briefing Meeting – 16 October 2017 from 10.30 am to 11.30 am</li> <li>• Public Meeting – 16 October 2017</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Bruce McDonald, Stuart McDonald, Lindsay Fletcher, George Greiss and Darcy Lound</li> <li>○ <u>Council assessment staff</u>: Andrew MacGee</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with report