

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 8 March 2021, 10:00am and 10:50am
LOCATION	Teleconference

BRIEFING MATTER(S)

2017SSW042 – Campbelltown – 389/2017/DA-RA – Raith, 74 Fern Avenue, BRADBURY NSW 2560 – Construction of a residential development containing 134 residences and alterations to and use of 'Raith'

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Darcy Lound and George Griess
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Joseph, David Smith and Rana Haddad
OTHER	Melissa Felipe & George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel thanks the Council assessment staff for the update in the progress of this DA, but is concerned about the length of time that it has been with the Council undetermined. While noting that the new scheme must be re-exhibited, the Panel would like to see this DA reported to a meeting in May at the latest. That may require prompt renotification.

The evolution of the development scheme seems to have progressed well to result in a more sympathetic design compatible with both the heritage item and the surrounding low density zoning.

The Panel notes that the height exceedance is generally limited to the roof ridges arising from the appropriate use of traditional roof forms. Apartment building 1 is the exception as it includes the bulk of an additional storey above the applicable height limit. However due to topography, the exceedance of that building does not appear to be substantially out character with the neighbouring townhouse development, and does not appear to result in shadowing issues.

One significant issue is a practical and reliable means to ensure that the heritage item is maintained with a realistic plan to ensure that maintenance is funded. There is often a risk that unsustainable maintenance costs will put pressure on future owners to further compromise the heritage item to fund them. Some employment of the proposed community scheme, or a commercial use of the premises through which the maintenance costs can realistically be funded, should be further investigated.

Planning Panels Secretariat

Notably, clause 5.10(10) of Campbelltown LEP will require the Panel to be satisfied of matters including:

“(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out”,

“(d) the proposed development would not adversely affect the heritage significance of the heritage item”, and

“(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.”

TENTATIVE PANEL MEETING DATE: N/A