

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 25 November 2020
PANEL MEMBERS	Nicole Gurran (Acting Chair), Louise Camenzuli, Stuart McDonald, George Greiss and Darcy Lound
APOLOGIES	None
DECLARATIONS OF INTEREST	Justin Doyle, Chair of the Sydney Western City Planning Panel had declared a conflict of interest as he does a lot of work for Matt Daniel and Pacific Planning.

Papers circulated electronically on 12 November 2020.

MATTER DETERMINED

2019WCI025 – Campbelltown City Council – 308/2019/DA-CD – Lot X DP 409704, Lot 15 DP 14782, Lot 1 DP 1154928 Nos. 22 – 32 Queen Street, CAMPBELLTOWN – Concept master plan for the staged redevelopment of the site as a mixed use development (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 meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.

The decision was unanimous.

REASONS FOR THE DECISION






The panel determined to approve the application for the reasons outlined in the council assessment report dated 28 August 2020, the supplementary report dated 22 October 2020 and the additional information received on 14 October 2020 and 12 November 2020.

CONDITIONS

The development application was approved subject to the “final” conditions published on 12 November 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Nicole Gurran (Chair)	 Louise Camenzuli
 Stuart McDonald	 George Griess
 Darcy Lound	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019WCI025 – Campbelltown City Council – 308/2019/DA-CD
2	PROPOSED DEVELOPMENT	Concept master plan for the redevelopment of the site as a mixed use development
3	STREET ADDRESS	Lot X DP 409704, Lot 15 DP 14782, Lot 1 DP 1154928 Nos. 22 – 32 Queen Street, CAMPBELLTOWN
4	APPLICANT/OWNER	Applicant: Pacific Planning Pty Ltd Owner: Campbelltown 88 Pty Ltd Supa 88 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act, 1979 Environmental Planning and Assessment Regulations, 2000 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015 (CLEP). Water Management Act 2000. State Environmental Planning Policy (Infrastructure) 2007. State Environmental Planning Policy (Building and Sustainability Index: BASIX). State Environmental Planning Policy No.65 (SEPP 65) - Design Quality of Residential Apartment Development. Apartment Design Guide (ADG). State Environmental Planning Policy 55 (SEPP 55) - Remediation of Land.

		<ul style="list-style-type: none"> ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP). • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: Nil • Coastal zone management plan: 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 Environmental Planning and Assessment Act 1979 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: 28 August 2020 • Additional information received: 14 October 2020 • Council Supplementary Report: 22 October 2020 • Additional information received: 12 November 2020 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Tuesday, 18 June 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Nicole Gurran (Acting Chair), Bruce McDonald, Meg Oates and Darcy Lound ○ <u>Council assessment staff</u>: David Smith and Stephen McDiarmid • Briefing: Monday, 6 July 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Nicole Gurran (Acting Chair), Stuart McDonald, George Greiss and Darcy Lound ○ <u>Council assessment staff</u>: Stephen McDiarmid • Briefing: Friday, 11 September 2020 <ul style="list-style-type: none"> • Panel members: Nicole Gurran (Acting Chair), Louise Camenzuli, Stuart McDonald, Darcy Lound and George Greiss • Council assessment staff: Stephen McDiarmid and David Smith • Briefing: Tuesday, 3 November 2020 <ul style="list-style-type: none"> • Panel members: Nicole Gurran (Acting Chair), Louise Camenzuli, Stuart McDonald, Darcy Lound and George Greiss • Council assessment staff: Stephen McDiarmid and David Smith
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Published on 12 November 2020