

DATE OF DETERMINATION	14 December 2022
DATE OF PANEL DECISION	14 December 2022
DATE OF PANEL MEETING	12 December 2022
PANEL MEMBERS	Justin Doyle, Nicole Gurran, Louise Camenzuli, George Brticevic, Karen Hunt
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 12 December 2022, opened at 10:00am and closed at 11:00am.

Papers circulated electronically on 8 December 2022.

MATTER DETERMINED

PPSSWC-234 – Campbelltown – 3944/2021/DA-SW – Goldsmith Avenue & 21 University Drive, Campbelltown

Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into superlots.

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 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.

The application seeks approval for a concept master plan for a high density and mixed use development, including stage 1 works, involving predominantly civil works, subdivision to create six lots and other enabling and site preparation works, including the new pedestrian walkway over Bow Bowling Creek from the site to the Macarthur Train Station concourse.

The application is fully compliant with the provisions of all relevant State Environmental Planning Policies and the Campbelltown Local Environmental Plan 2015. The application is also compliant with the applicable provisions of the Campbelltown Development Control Plan 2015, and is consistent with the Macarthur Regional Centre Masterplan (2003).

The Panel was satisfied that the proposed development will make a significant contribution to housing in Macarthur Gardens North, being an area located directly north of Macarthur Train Station and forming part of the Macarthur Regional City Centre. The area is well serviced by public transport.

The site is predominantly cleared, although relocation of a high voltage power line will be required. A condition of consent has been imposed requiring the line to be relocated underground. The Panel determined that two additional conditions should be imposed as set out below.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following additional conditions:

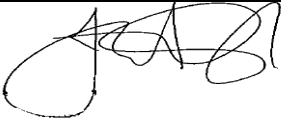




- All further Development Applications for the Macarthur Gardens North estate that include building works shall include information demonstrating that the proposed buildings will incorporate solar panels and battery storage facilities.
- All further Development Applications for the Macarthur Gardens North estate shall include details showing the provision of electric vehicle charging infrastructure within the car parking areas.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the two written submissions made during public exhibition. The Panel notes that issues of concern included:

- Availability of commuter and visitor parking and impact of the project on the surrounding road network.
- Road reserve widths.
- Building setbacks.
- Parking for the fitness park.
- Application of the Green Star Communities rating tool.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Justin Doyle	 Nicole Gurran
 Louise Camenzuli	 George Brticevic
 Karen Hunt	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-234 – Campbelltown – 3944/2021/DA-SW
2	PROPOSED DEVELOPMENT	Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into superlots
3	STREET ADDRESS	Lot 1097 DP 1182558, Goldsmith Avenue, Campbelltown
4	APPLICANT/OWNER	Landcom
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"> ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development ○ Campbelltown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown Sustainable City Development Control Plan 2015 • Planning agreements: Voluntary Planning Agreement for public spaces • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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 <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: 28 November 2022 • Council's additional conditions supplied via email: 12 December 2022 • Written submissions during public exhibition: 2 • Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick-Off Briefing: 2 May 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair) ○ <u>Council assessment staff</u>: David Smith, Luke Joseph • Final briefing to discuss council's recommendation: 12 December 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle, Nicole Gurran, Louise Camenzuli, George Brticevic, Karen Hunt ○ <u>Council assessment staff</u>: Rana Haddad, David Smith, Luke Joseph
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report