

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	30 November 2022
<b>DATE OF PANEL DECISION</b>	30 November 2022
<b>DATE OF PANEL MEETING</b>	28 November 2022
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Councillors, as the site is owned by Campbelltown City Council.

Papers circulated electronically on 22 November 2022.

#### MATTER DETERMINED

**PPSSWC-249 – CAMPBELLTOWN – 2020/2022/DA-CW - Lot 245 Farrow Road, Campbelltown** - Proposed five storey commuter car park and associated landscaping and civil works.

#### 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. In particular, the Panel was satisfied that the proposed development would not have any significant environmental impacts if constructed in accordance with the proposed conditions of consent.

The design and siting of the building is considered responsive to the site attributes and the development is responsive to the desired character of the area in accordance with the zone objectives. The Panel identified during the briefing stages that consistency with character of the locality would be important. In this respect, the Panel is satisfied that the proposed development and associated landscaping would assist to provide an appropriate streetscape setting and associated public domain.

Having regard to the nature of the development, being a multi-level car park, the wide of variety of proposed façade treatments and landscaping to soften the built form, it is anticipated to result in an aesthetically pleasing development and provide a much-needed upgrade to the existing on-grade commuter car park.

#### CONDITIONS

The development application was approved subject to the conditions provided to the Panel on 29 November 2022.

#### 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**



Justin Doyle (Chair)



Louise Camenzuli



Nicole Gurrán

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-249 – CAMPBELLTOWN – 2020/2022/DA-CW
2	PROPOSED DEVELOPMENT	Proposed five storey commuter car park and associated landscaping and civil works.
3	STREET ADDRESS	Lot 245 Farrow Road, Campbelltown
4	APPLICANT/OWNER	Applicant: Brett Sperling Owner: Campbelltown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>○ Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ Roads Act 1993</li> <li>○ State Environmental Planning (Transport and Infrastructure) 2021</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Precincts - Western Parkland City) 2021</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ Campbelltown Local Environmental Plan 2015</li> <li>○ Campbelltown 2032</li> <li>○ Draft environmental planning instruments: Nil</li> </ul> </li> <li>○ Development control plans: <ul style="list-style-type: none"> <li>○ Campbelltown (Sustainable City) Development Control Plan 2015</li> </ul> </li> <li>○ Planning agreements: Nil</li> <li>○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>○ Coastal zone management plan: 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	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>● Council assessment report: 22 November 2022</li> <li>● Written submissions during public exhibition: 0</li> <li>● Total number of unique submissions received by way of objection: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>● Kick Off Briefing: 11 July 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair)</li> <li>○ <u>Council assessment staff</u>: David Smith, Michelle Penna</li> </ul> </li> <li>● Final briefing to discuss council's recommendation: 28 November 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran</li> <li>○ <u>Council assessment staff</u>: David Smith, Michelle Penna</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As provided to the Panel on 29 November 2022