

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 June 2024
<b>DATE OF PANEL DECISION</b>	20 June 2024
<b>DATE OF PANEL BRIEFING</b>	27 May 2024
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Louise Camenzuli, Brian Kirk
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	All council representatives as the DA is council interest.

Papers circulated electronically on 20 May 2024.

#### MATTER DETERMINED

**PPSSWC-395 – Campbelltown – 71/2024/DA-U** - 147-157 Queen Street, Campbelltown - Change of the building use from retail premises to an information and education facility and the adaptive reuse and fitout of the existing three storey retail premises for use as the temporary Campbelltown City Library (first floor and the second floor) and conversion of the ground floor to an integrated multi purpose space for community purposes.

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters 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 proposal will add an important facility for the people of Campbelltown while the current plans for a new City Library for Campbelltown is progressed which will further the objective of the “E2 Commercial zone to strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.”

The proposal will see the building of currently degraded and poor appearance upgraded through adaption and reuse to fit better with the plan to enhance Campbelltown Town Centre as a vibrant hub for the local community.

#### CONDITIONS

The development application was approved subject to the conditions in the council assessment report with one exception.

The Panel saw the safety of persons leaving the library in the evening hours who may be expected to include potentially vulnerable persons of school and university age to be a critical issue of design.

To ensure that issue is properly addressed, the Panel recommended a new Condition to read as follows:




**Crime Prevention through Environmental Design**

*Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall engage a suitably qualified crime and safety consultant to review the development against the principles of Crime Prevention Through Environmental Design (CPTED), with particular attention to the need (if any) to improve the lighting of nearby public car parking areas, and upgrade pedestrian access from nearby public car parking areas to the development. The appointed consultant is to confer with the NSW Police Force Campbelltown City Police Area Command, and take into account the response.*

*The construction certificate plans shall incorporate any recommendations and design specifications of the review to the satisfaction of their crime and safety consultant who conducted the review.*

**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 
Brian Kirk 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-395 – Campbelltown – 71/2024/DA-U
2	PROPOSED DEVELOPMENT	Fit-out and use of premises as a public library.
3	STREET ADDRESS	147-157 Queen Street, Campbelltown
4	APPLICANT/OWNER	Applicant: Lacoste and Stevenson Pty Limited Owner: S & T Zois Pty Ltd
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 (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>Campbelltown Local Environmental Plan 2015</li> </ul> </li> <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> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 20 May 2024</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final briefing to discuss council's recommendation: 27 May 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Brian Kirk</li> <li><u>Council assessment staff</u>: David Timmins, Karl Okorn</li> <li><u>Applicant representatives</u>: Angela Rowson, David Stevenson, Blake Preston, Thierry Lacoste</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report