

DATE OF DETERMINATION	Friday, 18 March 2022
DATE OF PANEL DECISION	Friday, 18 March 2022
DATE OF PANEL MEETING	Monday, 14 March 2022
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli
APOLOGIES	None
DECLARATIONS OF INTEREST	Clr George Brticevic and Clr Karen Hunt: it was noted in the Final Briefing meeting held on 14 March 2022 that the two Councilors were conflicted as they voted on the associated Planning Proposal.

Papers circulated electronically on 8 March 2022.

MATTER DETERMINED

PPSSWC-60 – Campbelltown City Council – 434/2020/DA-C at Lot 1 DP 558320 and Lot 5 DP 1167855, 158 Queen Street, Campbelltown – Demolition of existing structures and construction of an 11 storey building comprising an RSL club and hotel (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 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 notes that:

- Following the recent gazettal of Amendment 19, the development complies with all of the provisions of the Campbelltown Local Environmental Plan 2015. This Amendment increased the site's maximum building height to 45m and included a site specific permissibility clause, requiring that the ground floor and remainder of buildings be used for the purpose of a registered club, commercial premises or hotel or motel accommodation. The proposal is consistent with these requirements, providing for a registered club on the first two floors of the building, while the remainder of the building will be used as hotel or motel accommodation. The building has a height of 43.1m.
- The proposal meets the objectives of the B3 Commercial Core zone, enabling the redevelopment of a prominent site in the Campbelltown City Centre, well served by public transport. It will bring new employment opportunities and vitality to the city.

- The application has been reviewed by Council's Design Excellence Panel on two occasions and design amendments reflected in the final plans reflect this advice. Both street frontages are activated as is the link from Queen St through to Anzac Lane.
- Council's traffic and development engineers advise that arrangements for traffic and vehicular access to the site are satisfactory, subject to the conditions of consent.
- The proposal generally complies with the provisions of the Campbelltown Sustainable City Development Control Plan 2015, however, the Panel notes the significant variation to the council's car parking standards. This variation is considered acceptable in this instance given the location of the site which is well served by public transport, and the nature of the development itself. In this regard the Panel notes the provision of a regular courtesy bus to serve club patrons; as well as the peak hours of operation, which will largely occur outside of the normal business hours of other activities in the CBD. The car parking demand generated by the hotel component of the development has also been assessed and found to be well accommodated.
- The Panel notes that the site is located in proximity to three heritage items but has reviewed and accepts the advice that the impact of the proposal on these items is negligible.

CONDITIONS

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

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)	 Nicole Gurran
 Louise Camenzuli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-60 – Campbelltown City Council – 434/2020/DA-C
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of an 11 storey building comprising a RSL club on the ground and first floors and a nine-storey hotel above the club containing 152 hotel rooms.
3	STREET ADDRESS	Lot 1 DP 558320 and Lot 5 DP 1167855, 158 Queen Street, Campbelltown
4	APPLICANT/OWNER	Think Planners Pty Ltd – Applicant Cabra-Vale Ex-Active Servicemen's Club Ltd – Owner
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy 55 – Remediation of Land - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Campbelltown Local Environmental Plan 2015 - Draft Campbelltown Local Environmental Plan 2015 – Amendment No. 24 - Draft environmental planning instruments: Nil - Development control plans: - Campbelltown (Sustainable City) Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 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 <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	- Council Supplementary Assessment Report: 4 March 2021 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: Monday, 13 July 2020 <u>Panel members</u>: Nicole Gurrán (Acting Chair), Louise Camenzuli, Clare Brown, George Greiss and Darcy Lound <u>Council assessment staff</u>: Luke Joseph and Rana Haddad - Final briefing to discuss council's recommendation: Monday, 8 February 2020 <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurrán, Darcy Lound and George Griess <u>Council assessment staff</u>: Luke Joseph, David Smith, Cathy Kinsey, Hasan Kaysed, Javed Ali Shaikh and Rana Haddad - Briefing: Monday, 11 October 2021 <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurrán, George Greiss and Darcy Lound <u>Council assessment staff</u>: Luke Joseph, David Smith and Rana Haddad

		• Final briefing to discuss council's recommendation: Monday, 14 March 2022 ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Clr Karen Hunt and Clr George Brticevic (Clr Karen & George attended as observers only) ○ <u>Council assessment staff</u>: Luke Joseph, David Smith, Cathy Kinsey, Hasan Kaysed, Javed Ali Shaikh and Rana Haddad
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report