

## Angela Hynes

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**From:** Jim Baldwin <jim.baldwin@campbelltown.nsw.gov.au>  
**Sent:** Monday, 3 November 2014 2:22 PM  
**To:** Michelle Dellagiacoma  
**Cc:** Sandra Dower  
**Subject:** Campbelltown City Council Submission to Seniors Housing Site Compatibility Certificate Application - St John's Church Site, George St, Campbelltown

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Dear Michelle,

Please accept this email as Council's submission in relation to the abovementioned Site Compatibility Certificate (SCC) application.

In this regard the following issues have been identified as matters needing due consideration as part of the assessment of the SCC application for the site and should be reflected in any conditional requirements attached to a SCC by NSWPE should a SCC be issued for the proposal.

- A. Heritage Impacts – The SCC needs to ensure that any future development of the site has careful regard to the important and significant heritage value of the site. The site is home to the St Johns Church group which is the subject of a Permanent Conservation Order No. 193 and is a State Significant Heritage Item. St Johns Catholic Church is understood to be the oldest catholic church still standing in Australia and is therefore of premium conservations value both in terms of its build fabric and the surrounding curtilage. Council considers the retention and enhancement of the significant heritage value of the site as of critical importance to any development that may be considered for the site. Although it is welcomed that such a development could ensure the retention and protection of the heritage items for the longer term, this aspect will be given significant consideration and importance during the assessment of any development application lodged with the Council.
- B. Visual Prominence and Landscaping/Skyline Impacts – The SCC needs to ensure that notwithstanding its possible residential compatibility, an SCC must not be issued in a way that infers an approval to adversely impact on the visual importance of the site. Any future development of the site has to have careful regard to the significant and prominent position within the Campbelltown City that the site enjoys. The site sits high on the hill directly to the east of Campbelltown's CBD and is highly visible within the local and wider areas. The site is visible from some distance including from the Scenic Hills and the Mt Annan Botanic Gardens to the west. Council considers the protection and retention of this visually prominent and important landscape and skyline of critical importance to the City, its identity and its future. The Council has consistently demonstrated this strong stance against non-sympathetic development of its important visual landscapes. As with the matters of heritage significance, this aspect will be given significant consideration and importance during the assessment of any development application lodged with the Council.
- C. Traffic and Transport Impacts – The SCC needs to have regard to the ability for the surrounding road networks to suitably accommodate traffic generated by such a development as that proposed. Many streets in the surrounding locality are also steep which makes any increase in traffic and on street car parking problematic. George St in particular is narrow with double lines down the centre of the carriage way. Given the narrowness of the road it is not possible to park motor vehicles and maintain 3m of clearance to the double lines. Such an increase in residential densities in the locality may necessitate road upgrades to the local road networks in order to maintain an adequate level of vehicular and pedestrian safety and appropriate service levels for people living in surrounding streets. Furthermore whilst a public bus service operates in the locality, the steepness of the area and the lack of foot path is not conducive to ready access to bus stops by mobility challenged senior residents.

- D. Stormwater Capture, Reuse and Disposal – The SCC needs to have regard to the fact that the site is currently largely undeveloped and when having regard to the change from a predominantly pervious environment to an impervious environment, it is of high concern that the receiving downstream draining infrastructure is insufficient to cope with the large scale redevelopment of the site. As a consequence the SCC must give regard to the capacity for the development to sensitively manage the post development stormwater leaving the site to ensure it does not exceed the capacity of the downstream drainage network and create localised flooding issues.
- E. Amenity Impacts for Surrounding Land Users - The SCC needs to have regard to the fact the increase in residential density will lead to a significant erosion of residential amenity in the locality. The increased pressure on the local road network to accommodate traffic and car parking on weekends generally, and especially around special days likely to trigger peak visitation numbers. i.e. Christmas, Easter, Mother's Day, Father's Day. The height of any proposed structure over two stories is likely to lead to privacy impacts due to overlooking of surrounding residential properties and will need to be sensitively managed to ameliorate negative amenity impacts on the existing users of surrounding sites.
- F. Built Scale and Density Relationships with the Local Neighbourhood- The SCC needs to have regard to the fact that the surrounding neighbourhood is predominately low density single and two storey detached dwellings and the introduction of a multi storey high density form of development is likely to overwhelm the existing built scale and result in a significant departure from the current and expected built form of the surrounding neighbourhood. As with others, this aspect will be given significant consideration and importance during the assessment of any development application lodged with the Council.
- G. Emergency Services Access - The SCC needs to have regard to the fact that a high density Seniors Housing project is going to increase the demand for emergency services, and as such it needs to be considered whether safe, fast and convenient vehicular access to and within the site is/can be provided or designed to ensure access for all types of emergency vehicles.

Thankyou for your patients and the opportunity to make a submission on this application. I hope the above is clear for the purposes of Council's submission.

Regards

Jim

**James Baldwin**  
**Acting Director Planning & Environment**  
**Campbelltown City Council**

P: 02 4645 4221

F: 02 4655 4111

M: 0419 469 048

[www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)



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