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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Local Planning Panel Meeting held at 3.08pm on Wednesday, 27 October 2021 .

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**Minutes of the Local Planning Panel Meeting held on 27 October 2021**

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**Present** Chair Stuart McDonald  
Member Lindsay Fletcher  
Member Helena Miller  
Member Florencio Cuaresma

**1. ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Land was presented by the Chairperson .

**2. APOLOGIES**

Nil

**3. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**4. REPORTS****4.1 Modification of development consent for 3 storey senior living development at 1 Reddall Street, Campbelltown**

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**Executive Summary**

Council is in receipt of a Section 4.55 (2) modification to development consent 3598/2017/DA-SL which granted consent to demolition of the dwelling and construction of a 3 storey 'Seniors Living' development comprising 14 units for self - care housing . The original consent was issued by the Campbelltown Local Planning Panel at its meeting on 26 February, 2020.

The modifications seek to respond to the original conditions of consent, make changes to open space and ramps and make changes to the access to the proposed development, including the extension of the cul-de-sac head in Moore Street.

The subject site is zoned R3 medium density residential under the Campbelltown Local Environmental Plan 2015.

The application was publicly exhibited and notified to adjoining and nearby properties between 5 July 2021 and 26 July 2021. One submission was received in response which raised concerns in regards to car parking and traffic. The proposed modification does not alter either the approved number of dwellings or the approved number of parking spaces.

An assessment under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* has been undertaken and it is recommended that the application to modify the consent be

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approved.

### **Public Address**

The Panel was addressed by Ashwin Kuruvilla

### **Panel Consideration and Reasons for Decision**

The panel considered that the proposed modification would result in an application that remained substantially the same development as that originally approved.

The Panel was of the view that SEPP 65 applies to the proposed development and therefore the request to delete conditions 25 and 75 is not supported.

During discussions the applicant's representative agreed to not deleting conditions 25 and 75 and was otherwise happy with the recommended consent conditions.

The proposed modification to align the ground floor and front floor terraces that would result in increased private open space to the units is supported as it will improve the amenity for future residents.

The proposed increase in height from 9.94 m to 10.05 m is considered to be a marginal increase in the overall height of the development that would not readily be perceptibly and does not affect the amenity of adjoining premises or the overall impact of the development.

The overall modifications to the plans to the lift, stairs, roof form and common area do not significantly alter the impacts of the development and are considered to be acceptable. However there needs to be one comprehensive set of plans that combines the approved development as modified as this would enable condition 1 to be more certain and avoid potential future confusion in the interpretation of the plans. The applicant's representative agreed during the discussions to provide a single consolidated set of drawings.

### **Decision of the Panel**

- a. That the modification application 3598/2017/DA-SL/A seeking to modify the development consent for the demolition of existing dwelling and construction of a 3 storey senior living building consisting of 14 independent living units at Lot A, DP 412911, 1 Reddall Street, Campbelltown be deferred to require the applicant to lodge a single consolidated set of architectural drawings and landscape plans for the development as modified. This consolidated set of plans will also include the amendments required by conditions 2 and 68 in the draft conditions attached to the assessment report.
- b. The Panel delegates the issuing of the final determination to the Executive Manager Urban Centres subject to the Council receiving the information identified above in A.

### **Voting**

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The next meeting of the Local Planning Panel will be held on 24 November 2021.

**Chairperson**

Meeting Concluded: 3.26pm.