



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

17 February, 2010

HOUSING AND JOBS FOR CAMPSIE

Concept plan approval has been granted for a \$250 million development at Campsie which will include housing, aged care, child care and retail facilities.

NSW Minister for Planning, Tony Kelly, said the Parkview Sydney Developments proposal would support around 500 jobs.

“I have also approved the first of the five-stage development - demolition and subdivision of the site, a 58-unit four-storey residential building and 75-place child care centre,” the Minister said.

“That first stage is worth around \$23 million with work starting next month and completed by the end of 2011.”

The entire development includes:

- 56,959 sq/m of residential apartment space with the potential for more than 550 units (36 seniors living units);
- 9,548 sq/m for a residential aged care facility, including 50 high-care beds;
- A 2,585 sq/m supermarket, about 2,000 square metres of commercial development and 4,415 sq/m of retail and shop facilities; and
- A childcare centre.

A total of 146 modifications and conditions have been placed on the project including:

- Traffic studies be undertaken before any construction commences;
- Reduction in the height of its proposed residential buildings fronting Charlotte and Troy Streets to between 3-4 storeys above the podium height; and
- Ensuring a new 1,350 square public plaza fronts Charlotte St.

Mr Kelly said the development would help the Canterbury municipality meet its dwelling and employment targets required under the Metropolitan Strategy.

“This is a major vacant 5.5 hectare industrial site, in an existing urban area, which is well-suited to accommodate urban renewal including meeting our housing supply and aged care needs,” the Minister said.

“The number of people aged over 65 in the Canterbury local government area is projected to increase from 18,000 in 2006 to 27,400 in 2036.

“The development will also support demand in the local area for new supermarket and retail facilities which will bring associated employment opportunities.



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“It’s expected the facility will provide some 265 retail jobs, 133 commercial jobs, 80 for residential and seniors living developments and five for child care,” the Minister said.

While Parkview Sydney Development’s broad vision for the site is supported by the NSW Government, individual applications for the remaining four stages will be required to be lodged with Canterbury City Council.

The Planning Assessment Commission (PAC) considered an 18,000 sq/m bulky goods retail centre did not integrate well with the other parts of the project and recommended it be deleted.

The Department also commissioned an independent expert to assess the potential impact of the proposal’s retail facilities on nearby centres.

Hill PDA found there was sufficient undersupply of retail floor space in the area and the project would have an acceptable impact on neighbouring centres.

DONATION DISCLOSURE STATEMENT:

Parkview Sydney Developments voluntarily reported as part of its application it had donated \$11,000 to the Canterbury City ALP committee. This was not required under State law because the application was lodged before the introduction of reportable donation disclosure laws in October 2008.

Nevertheless, the Minister for Planning sent the Department’s assessment report to the independent planning experts at the Planning Assessment Commission for its review. The PAC reviewed the Department’s assessment report and while it found the recommendation’s reasonable, made suggestions which are further explained in the media release.
