

RECORD OF BRIEFING MEETING

SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	15 May 2017 12.35 pm to 1.30 pm
LOCATION	Campbelltown City Council

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Nicole Gurran George Greiss Darcy Lound
COUNCIL ASSESSMENT STAFF	Andrew MacGee David Timmins
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER

Panel Ref – 2016SYW243 - LGA – Campbelltown, DA – 3280/2016, Address – 28 Cordeaux Street, Campbelltown, Description – Demolition of existing structures, construction of a 10 storey residential apartment building consisting of 105 residential units, basement car parking, 2 retail/commercial units and a boundary adjustment

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald
- Nicole Gurran
- George Greiss
- Darcy Lound

KEY ISSUES DISCUSSED

- City centre strategic planning
- Streetscape presentation
- Commercial street activation
- Traffic impacts on intersection adjacent to site
- Potential impacts on Heritage significance of church site

Planning Panels Secretariat

Level 16, 320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 02 8217 2060 | www.planningpanels.nsw.gov.au

- Interaction with school (overlooking)
- Impact of school noise - residential amenity
- Compliance with SEPP 65 – design quality principles and ADG
- Construction period impacts on school (noise and vibration) and local traffic
- Compatibility with adjacent school – need for appropriate separation
- Car parking spaces layout
- Vegetation removal on gateway site to CBD and impact on significant trees including trees on adjoining sites and road corridor
- Provision of ground level communal open space
- Setback in north western corner to school
- Height non-compliance - Level 9 lift access/service – height variation justification