

BRIEFING DETAILS

BRIEFING DATE / TIME	18 June 2019 Opening Time 11.38am to 12.18pm
LOCATION	Campbelltown City Council

BRIEFING MATTER(S)

Panel Ref – 2019WCI025 – LGA – Campbelltown, DA308/2019

Address - 22-32 Queen Street, Campbelltown

Description - Concept master plan for the staged redevelopment of the site as a mixed use development.

PANEL MEMBERS

IN ATTENDANCE	Nicole Gurran (Acting Chair), Bruce McDonald, Meg Oates and Darcy Lound
APOLOGIES	George Greiss
DECLARATIONS OF INTEREST	Mr Doyle advised that he knows the applicant in this matter.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Smith and Stephen McDiarmid
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- Note that the application is operating in parallel to a planning proposal for the site, but the preliminary assessment of the DA seems broadly consistent with the existing height / zoning controls under the current LEP
- Need to consider the mix of commercial / residential elements and rationale for this mix, given the objectives of the B4 zoning, and existing and likely future residential and commercial/retail demand in the area
- The quality and configuration of on-site recreation opportunities, particularly the interface between residential and commercial areas and uses; residential privacy, and provision of deep soil
- Similarly, the capacity to achieve SEPP 65 compliance, including the amenity of common open space considering prevailing wind patterns and solar access
- The process for demolishing the existing building and the desirability of undertaking the demolition in a single stage

- Sensitivity to the adjacent heritage item and the need for expert heritage advice
- Design merits of the building given the prominence of the site and its presentation in this gateway location. Need to carefully consider the building's setback and its commercial interface with Queen Street, including the opportunity to make a significant improvement to the public domain.
- The need to consider potential future adjacent land uses to the southern boundary
- Traffic movements and the capacity of the intersection / road system, and any need for upgrading works.