

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 6 July 2020, 10:15am and 10:33am
<b>LOCATION</b>	Teleconference Call

## BRIEFING MATTER(S)

2019WCI025 – Campbelltown City Council – 308/2019/DA-CD – 22-32 Queen Street, Campbelltown – Concept master plan for the staged redevelopment of the site as a mixed use development

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Nicole Gurran (Acting Chair), Louise Camenzuli, Stuart McDonald, George Greiss and Darcy Lound
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Justin Doyle, Chair of the Sydney Western City Planning Panel had declared a conflict of interest as he does a lot of work for Matt Daniel and Pacific Planning.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Steven McDiarmid
<b>OTHER</b>	Mellissa Felipe – Panel Secretariat

## KEY ISSUES DISCUSSED

- The Panel notes that a planning proposal for the site has passed Gateway Determination and is proceeding parallel to this application. Nevertheless, this application has been prepared in accordance with the current LEP and appears to be compliant with applicable controls. The Panel further notes that the application has been revised in light of the draft site specific DCP endorsed by Council's design excellence panel.
- Further, the Panel notes the revision of the concept plan to replace Building C with communal open space and facilities (described as a 'Civic Plaza'). This seems a positive adjustment, consistent with the draft site specific DCP and reflecting the sensitivity of the nearby heritage stables. However, a more accurate term to reflect the area's actual function for residents of the development rather than the wider local community, should probably be used. The Panel notes that this area is affected by full overshadowing on winter afternoons, which seems sub-optimal, and will need to be addressed at detailed DA stage.
- There is insufficient detail in the application to determine plans for demolition, including whether designated development provisions will be triggered.
- Given the lack of public submissions it is possible that this matter may be suitable for electronic determination.

## Planning Panels Secretariat

- Other issues raised during the previous Panel briefing on 18 June 2019, should be fully addressed in the assessment report.

**TENTATIVE PANEL MEETING DATE: N/A**

#### **Planning Panels Secretariat**

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