

19 June 2020

Stephen McDiarmid
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

**DA 308/2020 Concept Development Application
22-32 Queen Street, Campbelltown**

Dear Stephen

I write to you in relation to Development Application (DA 308/2020) for a proposed concept design for land located at 22-32 Queen Street, Campbelltown.

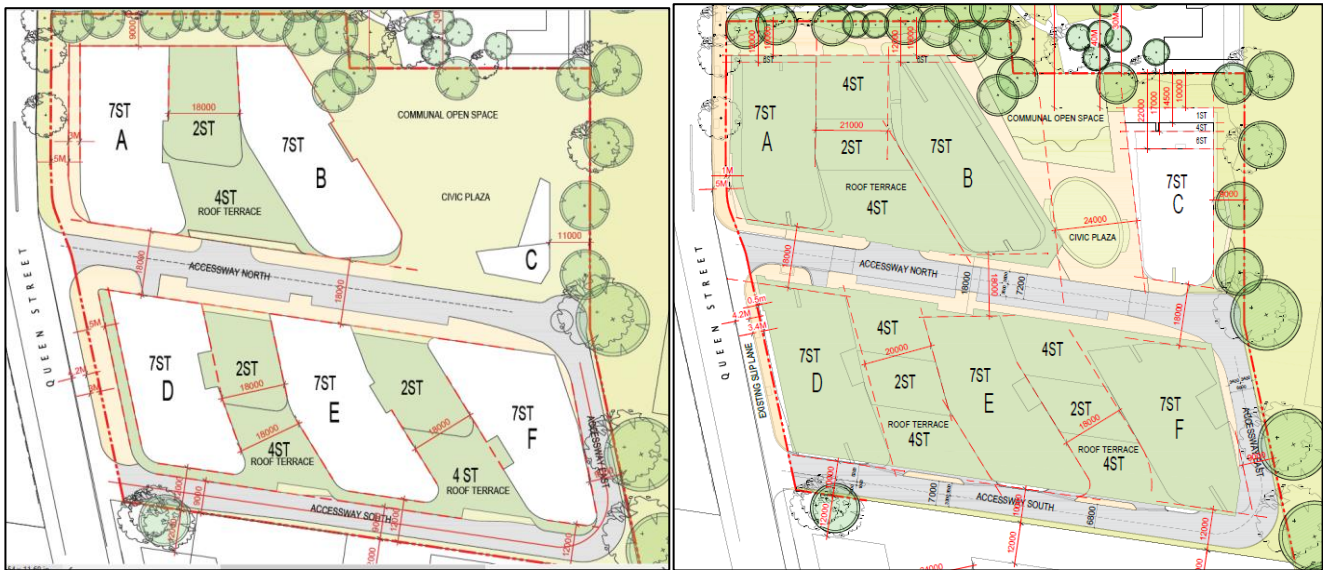
The Concept DA was lodged on 5 February 2019 and is awaiting determination. Following lodgement of this concept DA, further detailed design work has been undertaken on the concept associated with the planning proposal.

Revised Concept Plan

A conditional Gateway determination was issued on 17 January 2020 in support of the progression of a Planning Proposal that sought to increase the maximum building height of the site. Condition 1 of the Gateway required that prior to public exhibition the planning proposal be updated. Condition 1(f) required that options be explored to increase the size of the proposed local open space and that amendments be introduced to the planning proposal if necessary.

The exploration into the provision of additional open space resulted in the removal of building C within the concept and the creation of approximately 4,000sq.m of public open space for the community in accordance with the Gateway condition. Further, the concept has been amended to incorporate a community facility/social infrastructure on part of the open space area supported by an accessible rooftop area, and an increase in the ground floor setback to Queen Street to a minimum of 5 metres to support an activated public domain along this interface.

A comparison is included below of the scheme lodged with the original Concept DA in February 2019 and the scheme following the study to achieve additional open space. As can be seen, building C has been removed to expand the area of open space to nearly 4,000sq.m with a small signature community/social infrastructure building.



Comparison of schemes

Site Specific DCP

In accordance with condition 1(h) a site-specific development control plan has been prepared to implement and reinforce the findings of the additional study. The DCP addresses all the items identified by condition 1(h) of the Gateway determination.

The draft DCP was reported to Council's design excellence panel for consideration on 27 March 2020. The minutes of the meeting were issued on 22 April 2020. The Concept DA reflects the controls in the draft site-specific DCP and specifically addresses the following:

- i. green connections linking the adjacent school's open space with the adjoining heritage item;
- ii. public pedestrian connectivity through the site and to the surrounding land;
- iii. building separations and setbacks to the surrounding properties;
- iv. interface with the adjacent State heritage item and school;
- v. active street frontages and increased setbacks to Queen Street;
- vi. deep soil landscaping and tree planting to enhance the public domain;
- vii. adequate solar access to the plaza/open space and surrounding properties through building orientation and layout; and
- viii. street pattern and orientation of the central access street and intersection arrangement with Queen Street.

In summary, the response below was provided to the Panel minutes, which also incorporates a revised DCP in accordance with the Panel comments. The Concept DA reflects these changes:

Panel Comments	Response
Context and Neighbourhood Character	
The Panel considered that the subject draft Development Control Plan (DCP) satisfactorily addressed building orientation, solar access, neighbourhood character, activation and open space.	Noted
The interface of the public domain is considered extremely important	Noted and agreed. Section 14.3.5 address this issue, however an additional objective has been included to reinforce this principle under this section.
Concerns were raised about the amount of retail spaces proposed and whether it would be economically viable in this location.	Noted. The comment relating to the retail floorspace quantum supposes that all the non-residential floorspace will be applied to retail uses. The non-residential floorspace will provide traditional food retail and speciality shopping opportunities. It will also provide new office floorspace and social infrastructure in the form of entertainment and family recreation areas. The economics report that supports the Planning Proposal has been updated to respond to the gateway condition and advises that the quantum of non-residential floorspace can be viable and will translate to a positive benefit to the Campbelltown CBD
The completed development's building interface with the public domain is considered to be an important aspect.	Noted and agreed. Section 14.3.5 address this issue, however an additional objective has been included to reinforce this principle under this section.
Suggest a site link be implemented to connect the proposed greenspace to the adjoining sites to the south	Agreed. Additional control and updated diagrams included under section 14.3.5.
Built Form and Scale	
Recommended that the retail/commercial ground floor heights be raised to a minimum of 5 metres.	Noted. This has been reinforced with text under section 14.3.3 Maximum building heights.
While the proposal is above the current LEP height in metres control, it is considered acceptable given the ground floor uses, and in the broader context of an area in transition to taller buildings, close to the centre	Noted. No change to heights.
The panel noted the separation between the two blocks and the towers above were well considered	Noted
Density is considered appropriate for its location	Noted
Street awnings for weather protection and public amenity will also need to be included in the draft DCP.	Noted. This has been reinforced with text under section 14.3.5 Streetscape and Site Connectivity.
Landscape	

Open space is well located away from the busy road and train line and adjacent to the school	This was a key objective of the design and concept.
Section 14.3.7 (Open Space) of the draft DCP should include a “minimum area” control.	A “minimum area” control has been included under section 14.3.7.
Clarification on how the ‘civic centre’ will integrate and be used in conjunction with the proposed day/child care centre on site.	<p>It is agreed that the relationship between the use of the child care centre and the integrity of the open space is important. As this is currently a concept and the formal use of the civic building has yet to be developed, it is difficult to clarify how these uses will interface.</p> <p>However, given this is an important issue, an objective and control has been included under section 14.3.7 Landscaping and Public Open Space to reinforce this issue.</p>
Amenity	
Concerns raised about the number of proposed driveways and their potential impact on the public domain. One crossover for residential cars, and another for service vehicles, was considered sufficient for each block.	<p>It is agreed that the design of the concept was intended to be as pedestrian friendly and public domain focussed as possible. This included a focus around a new main street and a new public plaza.</p> <p>The main street only has one access point to service the northern building. The southern building includes access arrangements away from the main street to protect its pedestrian priority. The diagram at section 14.3.8 has been updated to reflect this.</p> <p>Further, to ensure the integrity of the main street is retained and pedestrian amenity improved, the focus of the loading bays was to the south with connectivity through the basement. This has been indicated on the plans, however, does not specifically provide “One crossover for residential cars, and another for service vehicles....for each block” as suggested by the Panel. However, across the development, two loading and two residential driveways have been provided to service the entire development. Numerically this is the same, but achieves a better outcome by protecting the integrity of the main street.</p> <p>A new control has been included under Section 14.3.8 to require this.</p>
While the proposal was for building envelopes only, the site clearly has the potential to improve the quality and amenity of the surrounding neighbourhood	Noted and agreed
The DCP should include a requirement that servicing of the proposed retail/commercial building levels must be strictly limited to the internal loading docks.	An additional control has been included under section 14.3.8 to prevent loading and unloading from the street.

To ensure public safety, it also recommended that any future building design(s) should address the principles specified in the NSW Police Service's "Crime Prevention through Environmental Design" (CPTED). The panel was unsure whether	Agreed. A new section has been included in the DCP.
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Subsequently, the Concept DA has also updated to reflect the layout and massing (to a compliant height under the existing controls of the Campbelltown LEP 2015) identified in the site specific DCP endorsed by the design excellence panel.

In accordance with the changes made to the concept application and the advancement and refinement to the site specific DCP, I am pleased to attach revised plans for determination of the Concept DA. Specifically, the changes include:

- Removal of Building C (the 8 storey building that immediately adjoined the open space). This created a much larger consolidated area of public open space for the community
- The creation of a community facility/social infrastructure on part of the open space area supported by an accessible rooftop area. Any building in this area is to be incorporated in to the open space to appear part of the public realm;
- Increase the ground floor setback to Queen Street to a minimum of 5 metres to support an activated public domain along this interface;

Thank you for your consideration of the revised plans. I look forward to progressing the matter with Campbelltown City Council. If you have any questions in relation to this matter, please do not hesitate to contact me on 0437 521 110.

Yours sincerely



James Mathews
Planning Director
Pacific Planning

Attached:

Attachment 1: Revised Concept DA Plans



PROJECT ADDRESS
22-32 Queen Street,
Campbelltown, NSW, 2560

DEVELOPMENT MANAGERS & URBAN PLANNERS
Pacific Planning Pty Ltd

LANDOWNER AND DEVELOPER
Aland Developments PTY LTD

PROJECT STAGE
CONCEPT DESIGN

DATE
JUN 2020

CONCEPT PLANS - COMPLIANT SCHEME





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22-32 Queen Street,
Campbelltown, NSW, 2560

DEVELOPMENT MANAGERS & URBAN PLANNERS
Pacific Planning Pty Ltd

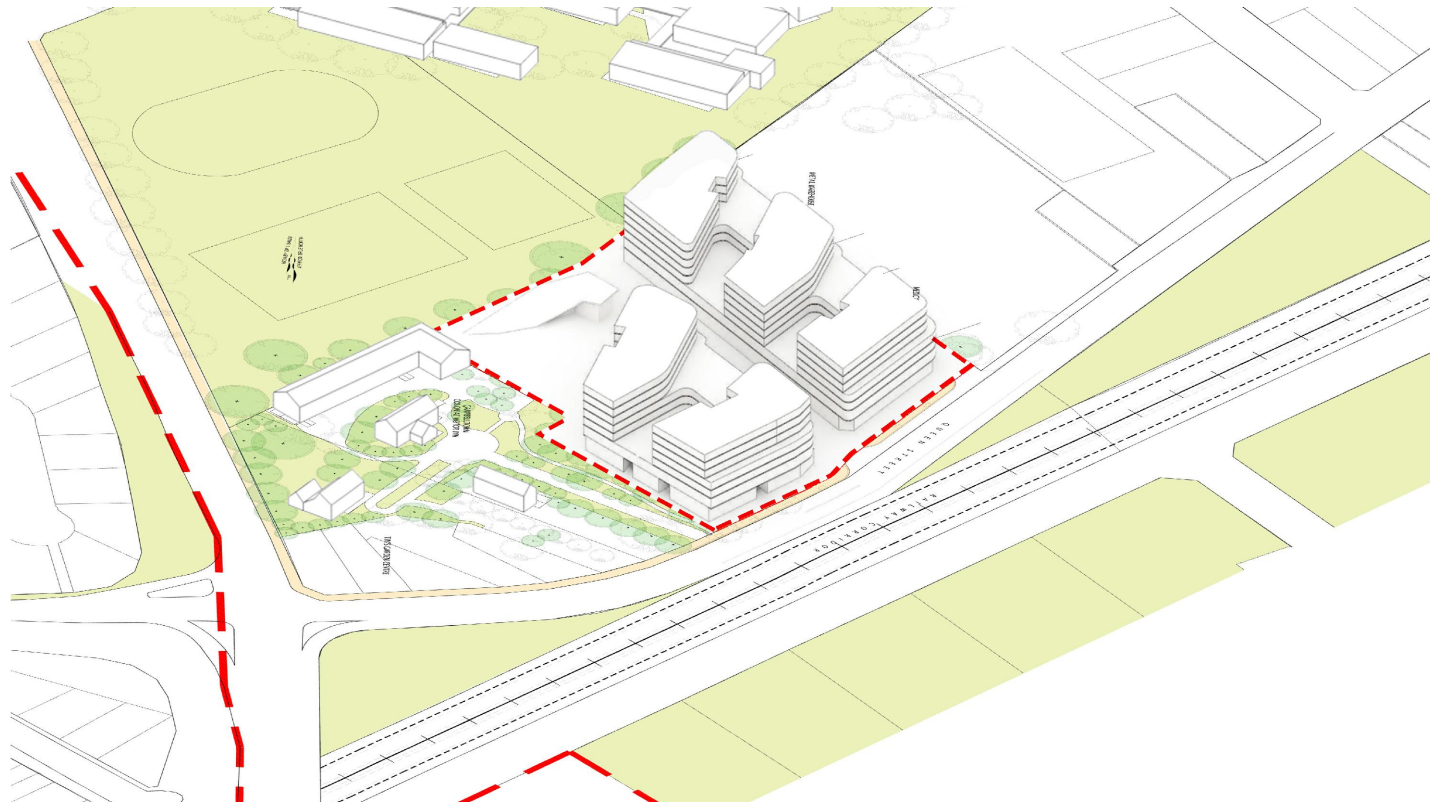
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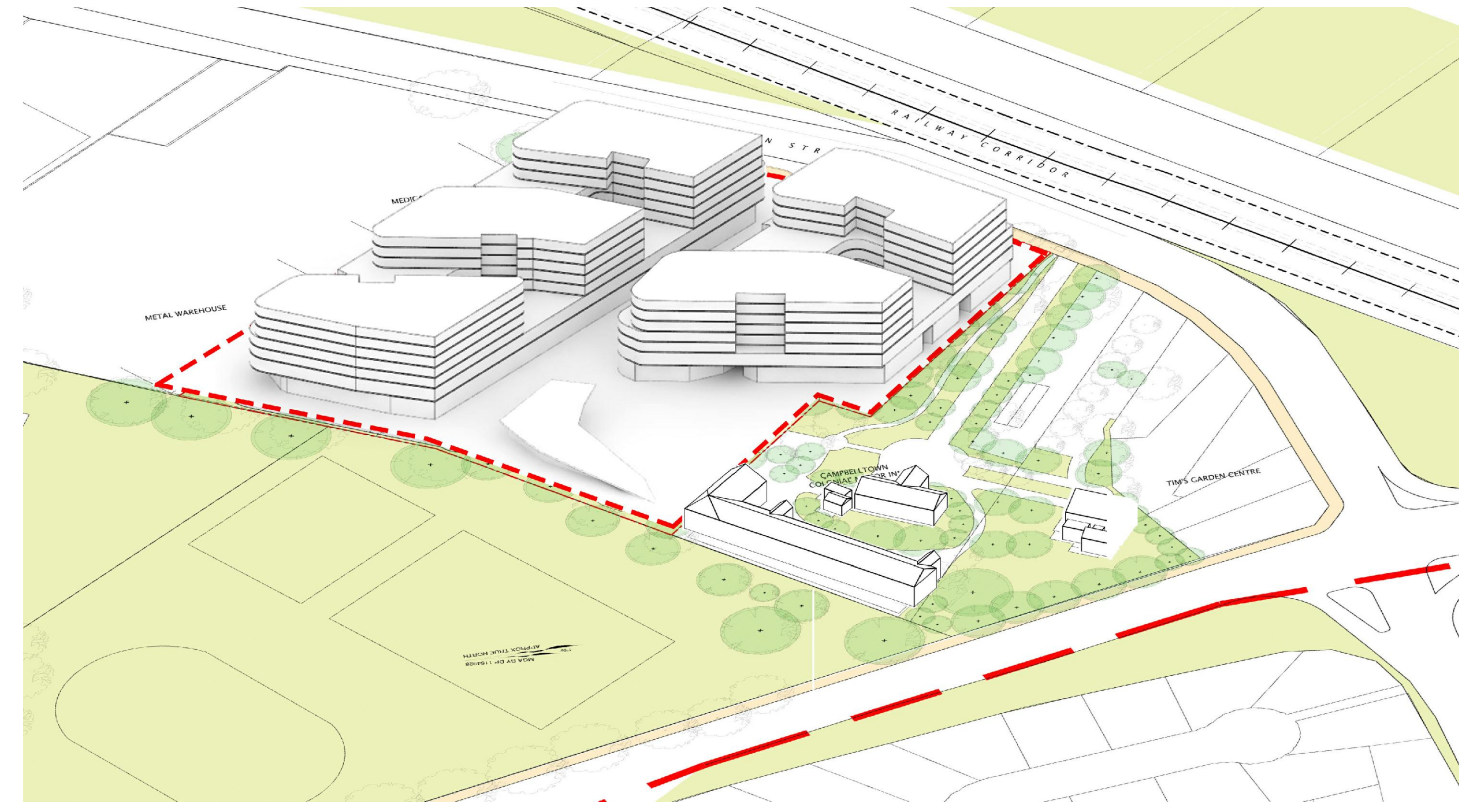
DATE
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INDICATIVE BASEMENT PLAN - COMPLIANT SCHEME

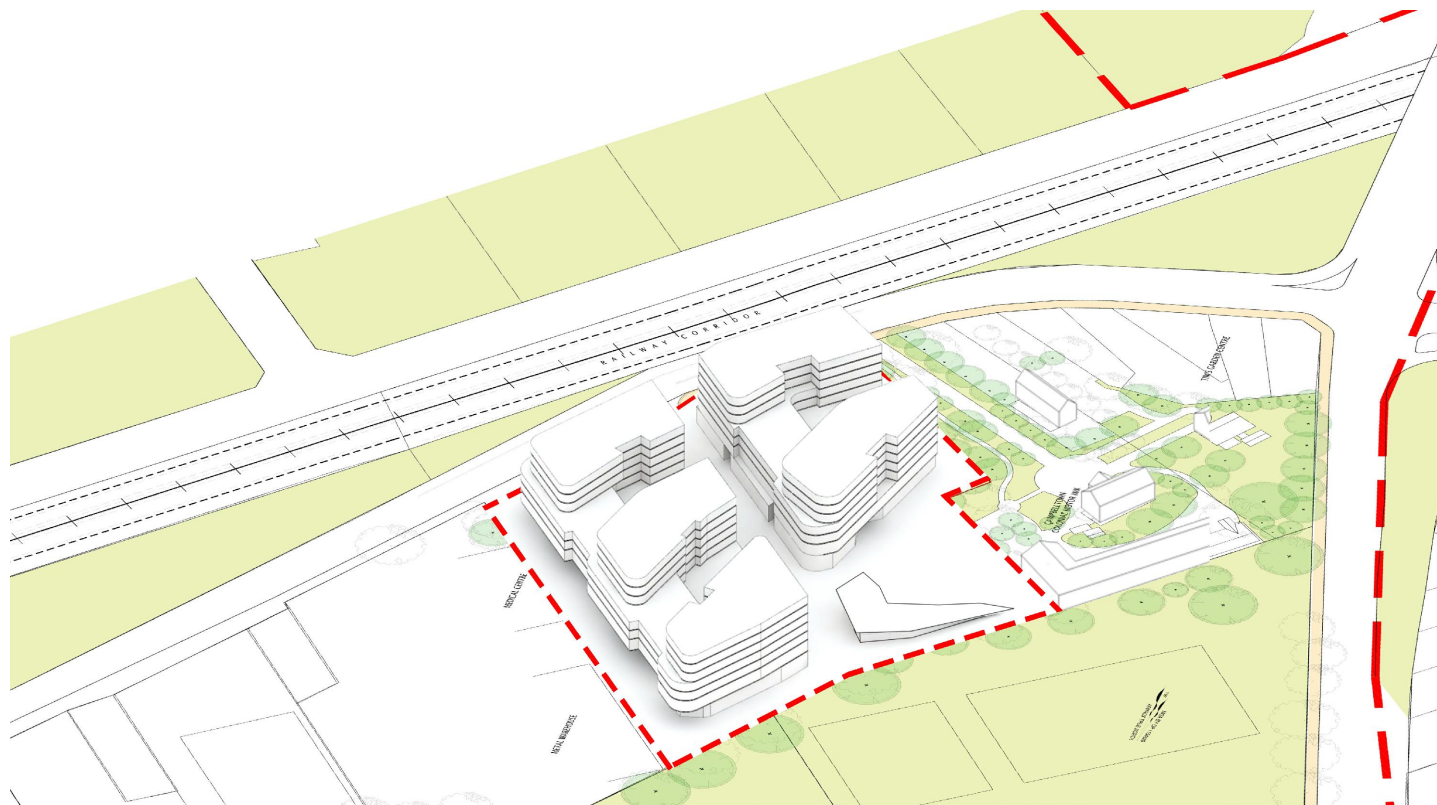




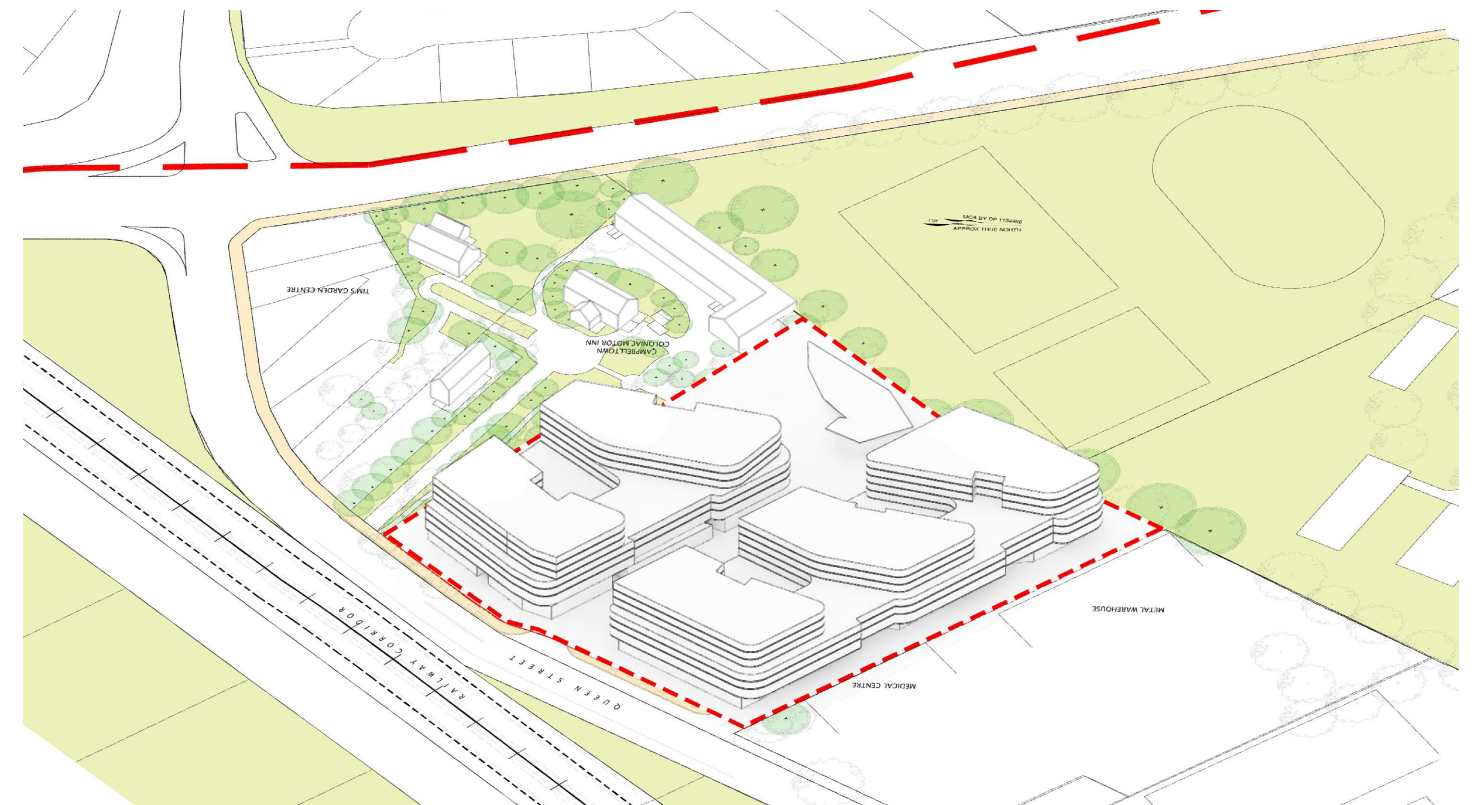
PERSPECTIVE VIEW - LOOKING SOUTH



PERSPECTIVE VIEW - LOOKING WEST



PERSPECTIVE VIEW - LOOKING NORTH WEST



PERSPECTIVE VIEW - LOOKING EAST



9:00 AM



12:00 PM



3:00 PM