

BRIEFING DETAILS

BRIEFING/DATE/TIME	Friday, 11 September 2020 10.30am to 11.20am
LOCATION	Teleconference

BRIEFING MATTER

2019WCI025 – Campbelltown City Council – 308/2019/DA-CD – Lot X DP 409704, Lot 15 DP 14782, Lot 1 DP 1154928 Nos. 22 – 32 Queen Street, Campbelltown – Concept master plan for the staged redevelopment of the site as a mixed-use development

PANEL MEMBERS

IN ATTENDANCE	Nicole Gurran (Acting Chair), Louise Camenzuli, Stuart McDonald, George Greiss, Darcy Lound
APOLOGIES	Nil
DECLARATIONS OF INTEREST	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

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

KEY ISSUES DISCUSSED:

The Panel noted that the concept plan drawings do not appear to have been updated since the last briefing meeting, and remain unclear. Consequently, there appear to be discrepancies between the assessment report, concept plans, and supporting documentation.

While the Panel is not unsupportive of the proposal, it needs a clear set of concept drawings showing building dimensions (elevational and sectional drawings); building heights (including lift over-runs and rooftop open space or any roof structures); and basement setback dimensions. Building C needs to be included in this detail and its potential use/s clarified.

As noted previously, the ‘Civic Plaza’ area needs to be clarified (and renamed if its use is not to be civic) – is this intended to be public open space, communal open space, or attached to the use of Building C? In general the concept plans should substantiate public open space provisions as outlined in the assessment report (which refers to 4,000 sqm of additional public space).

The concept plans should also show the location and network of pedestrian paths, if these are to be part of the approval (page 7 of the assessment report) and resolve any inconsistency between the location of deep soil zones and the east accessway road, noting the need for landscaping on the boundary with the school.

Planning Panels Secretariat

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The Panel suggests that a maximum period of two weeks be allocated for the applicant to provide clear and consistent concept plans, which can then be considered for electronic determination. Council's assessment report and recommended conditions should be adjusted to reflect the updated information/concept plan references, as required.

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