

**From:** [Stephen McDiarmid](#)  
**To:** [Mellissa Felipe](#)  
**Subject:** HPE CM: "Concept Masterplan" DA - 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  
**Date:** Tuesday, 13 October 2020 12:04:06 PM  
**Attachments:** [Concept DA - Building Separation Dimension.pdf](#)  
[Concept DA - Proposed Massing.pdf](#)  
[Concept DA - Shadow Diagram.pdf](#)  
[Concept DA - Basement Plan.pdf](#)  
[Concept DA - Building Sections.pdf](#)  
[3. Building Separation and Setbacks-A055.pdf](#)

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Hi Mellissa,

Further to this morning's telephone conversation, attached is the additional information requested by the SWCPP on 11 September 2020 in response to their consideration of the 'Concept Masterplan' DA for 22-32 Queen Street, Campbelltown.

I am still waiting on a call from Ankur Choksi (DPIE IT) so, in the meantime, would you mind downloading this email into the relevant Planning Portal file (2019WCI025) for the attention of the Panel members?

Please advise if the Panel require any further information in order to make a final determination on this DA?

Regards,

Steve McDiarmid  
Senior Strategic Planner  
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**From:** James Matthews <jmatthews@pacificplanning.com.au>  
**Sent:** Wednesday, 7 October 2020 6:31 AM  
**To:** Stephen McDiarmid <Stephen.McDiarmid@campbelltown.nsw.gov.au>; Matthew Daniel <mdaniel@pacificplanning.com.au>  
**Cc:** David Smith <David.Smith@campbelltown.nsw.gov.au>; Rana Haddad <Rana.Haddad@campbelltown.nsw.gov.au>  
**Subject:** RE: 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 – Record of briefing

Hi Stephen,

I note that the Sydney Western City Planning Panel met on the 11 September 2020 and requested additional information be requested on the Concept Plans for 22-32 Queen Street, Campbelltown.

Please see attached a revised set of Concept Plans. The basement plan has been updated to include setback dimensions; the concept plan has been updated to clarify the pedestrian link along the school grounds boundary; and new plans have been included that reflect building dimensions and elevations.


In summary, the plans for determination include:

- Concept Plan (Setbacks)
- Concept Plan (Dimensions) (NEW)
- Basement Plan (updated with setbacks)

- Section Plan (NEW)
- Massing Diagram
- Shadow Diagram

I note that in the below email chain we responded in detail to the matters that the Panel raised before the formal meeting. Some of this is still relevant, however I have prepared the table below to specifically target the matters raised in the minutes of the Panel meeting.

<p>The Panel noted that the concept plan drawings do not appear to have been updated since the last briefing meeting, and remain unclear.</p>	<p>I note that the Panel was briefed on 18 June 2020 and a detailed response to the matters raised was provided in written communication to the Panel Chair on 5 July 2020.</p> <p>The submission clarified the specific concept items that consent was being sought for under Section 4.22 of the EP&amp;A Act. This included building footprints and elevations as per the provisions of the legislation, and did not seek consent for development or detailed building design, land uses, layout or mix of units, any development or demolition, and car parking numbers.</p> <p>Further, the Panel were again briefed on 6 July 2020. The minutes of that meeting did not raise any further major concerns further to the previous submission, except clarification on the use of the open space.</p> <p>The minutes of the Panel briefing of 11 September 2020 raised a number of other matters however. These have been addressed through this response and in the attached plans.</p>
<p>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.</p>	<p>An additional plan has been provided showing building dimensions. It should be noted that these were not originally included as the facades will be subject to future detailed design and therefore potential indentations, rounded corners etc and allow for fluidity in design. Therefore this was not sought for consent. However this has been provided at the Panel's request.</p> <p>Detailed sections with dimensions and floor to ceiling heights were included in the supporting documentation to demonstrate the proposed future built form. This included detailed floor to ceiling heights and lift overrun and compliance with the maximum heights.</p> <p>However, a section has also been provided at the Panel's request.</p>
<p>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</p>	<p>The area between building B and the smaller building C is proposed to be publicly accessible. A detailed Landscape Plan was prepared and supports the application. However, given this is only a concept and further work is to be undertaken at design stage, the application does not seek consent for how this area will operate and function.</p> <p>The primary purpose of the application is to seek consent for building footprints. This area is intended to be a community space that complements and integrates with Building C. While this may end up including a civic space, landscaping, grassed areas, and paving, the application does not seek specific consent for this, only that this area not include any building footprint.</p> <p>Future development is intended to occur in accordance with the DCP extract below, with this space accessible to the community. To avoid confusion the term 'Civic Plaza' has been removed from the concept</p>

<p>should substantiate public open space provisions as outlined in the assessment report</p>	<p>plans, and any future civic use will be part of a future process between the proponent and council.</p> <p>Building C is approximately 450sq.m located within the open space area. There is a specific vision for this building to integrate and complement the open space. The Landscape Plan provides a vision and possible design outcomes for this. Envisaged future uses include a community facility, café and/or child care centre. However the application does not seek consent for use. We note that cafés, community facilities and child care centres are permissible in the B4 Mixed Use zone.</p> <p>We look forward to presenting the Panel with a detailed application for this component in the future.</p>
<p>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.</p>	<p>The pedestrian network and streetscape design is central to the future development outcome. The image below from the DCP identifies the locations of streetscapes and open spaces.</p> <p>This complements the building footprints and elevations but is not submitted for consent, rather supports the masterplan and vision for the site. The concept plan identifies the building footprints. The roads and pedestrian pathways will require detailed work and design from a qualified engineer supported by the drainage design, and that will be subject to the application for development including roads and paths.</p> <p>We look forward to presenting to the Panel under the next stage of the application for development of the streets, open space and interface that will provide more detail for the assessment of an application for development.</p>  <p>In relation to the east accessway, it is not proposed to provide a basement below this accessway. Therefore, while this is 'deep soil', no planting is proposed in the roadway. However, the concept plan has also been updated to illustrate the provision of a pedestrian link along the school ground boundary to the adjoining site which will allow for planting and landscaping supporting connectivity, anticipating future development and the growth of Campbelltown, and softening the edge to the adjoining site.</p>

I trust that this assists with the Panel in its final determination.

Please let me know if you require anything further.

Many thanks

James

James Matthews  
Planning Director

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**From:** Stephen McDiarmid <[Stephen.McDiarmid@campbelltown.nsw.gov.au](mailto:Stephen.McDiarmid@campbelltown.nsw.gov.au)>

**Sent:** Thursday, 1 October 2020 8:12 AM

**To:** Matthew Daniel <[mdaniel@pacificplanning.com.au](mailto:mdaniel@pacificplanning.com.au)>

**Cc:** James Matthews <[jmatthews@pacificplanning.com.au](mailto:jmatthews@pacificplanning.com.au)>; David Smith  
<[David.Smith@campbelltown.nsw.gov.au](mailto:David.Smith@campbelltown.nsw.gov.au)>; Rana Haddad  
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**Subject:** RE: 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 – Record of  
briefing

Hi Matt,

Further to this afternoon's conversation, please advise when you anticipate providing all the information requested by the Sydney Western City Planning Panel (SWCPP), on 11 September 2020, in response to their consideration of the 'Concept masterplan' DA for 22-32 Queen Street, Campbelltown (308/2019)?

As you will note in the last paragraph of the attached meeting minutes - *"The Panel suggests that a maximum period of **two weeks** be allocated for the applicant to provide clear and consistent concept plans..."*.

After reviewing the submitted information, Council's assessment report and draft conditions will then be revised before being forwarded to the Panel Secretariat for final determination by the SWCPP.

Many thanks,

Steve

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