



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 3 November 2020, 10:00am and 10:43am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

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	Rana Haddad, David Smith and Stephen McDiarmid
OTHER	Mellissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel discussed the supplementary assessment report and the material submitted by the applicant in response to the Panel's previous queries. The issues listed below remain to be addressed. The Panel asks Council to request a correctly dated and presented set of plans by c.o.b 18 November, to allow the matter to be determined.

- 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.

The Panel requests that revised concept plans be correctly dated to ensure that all of the information has been provided, that there are no inconsistencies, and that superseded plans are removed from the application and assessment materials.

- 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?

One way to clarify this would be to delete the reference to Civic Plaza on all plans forming part of the application.

- 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 amount of ground level open space to be provided in the development needs to be substantiated in either the concept plan materials or as a condition of consent.

- The concept plans should also show the location and network of pedestrian paths, if these are to be part of the approval.

The applicant has referred to a landscape plan associated with the planning proposal, but this is not part of the application materials. The building footprints establish a potential path network but this is subject to detailed design with further DAs. If certainty about the location and network of pedestrian paths cannot be provided at this stage, this element should not form part of an approval.

- 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.

This remains unresolved. Council has proposed a condition to address this issue, which should require a 3m deep soil zone at the rear of building F, in addition to the access road and pathway as shown. Achieving compliance may require reducing the footprint of building F, and this should be noted.

TENTATIVE PANEL MEETING DATE: N/A