

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 12 April 2021, 1:54pm – 2:15pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER(S)**

PPSSWC-142 – Campbelltown – 3532/2020/DA-SW - Goldsmith Avenue Campbelltown - Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into super lots

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurrán, Sue Francis, Darcy Lound and George Griess
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli: Declared a COI as she considered there may be a perceived conflict of interest as one of her Partners has recently acted for Landcom, albeit on an unrelated matter

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	David Smith, Fletcher Rayner, Luke Joseph and Rana Haddad
<b>OTHER</b>	Melissa Felipe and George Dojas – Panel Secretariat

**KEY ISSUES DISCUSSED**

The Panel is of the view that the larger Macarthur Gardens site is a suitable location for higher density housing, noting that the present planning proposal which is awaiting gazettal would prohibit the terrace form of housing which is proposed in the eastern extremity of the site with this Application. The Panel is concerned about the planning logic of locating the lower density form of development adjacent to a major highway.

The Panel would expect a justification for that lower density proposed form of housing in its proposed location if it is to be retained in reliance upon a savings provision, noting the high level of imminence of the new instrument.

The higher density of seven buildings proposed over 4 allotments for the remainder of the developed portion of the site within the master plan, surrounded by a significant area of open space would seem to deliver a good planning outcome.

**Planning Panels Secretariat**

In that wider context, the Panel would appreciate a planning justification for excluding the terrace housing component of the site from the proposed master plan. There would seem to be benefits of including, or at least addressing, the proposed terrace housing component of the site within the master plan.

The terrace housing might survive as a suitable component of the wider development if a good planning rationale can be provided for that direction, but the opportunity to achieve good integration of the two forms of development should be addressed. This may be an issue to be taken up in the site specific DCP to ensure it is compatible and integrated with the adjoining terrace housing form, and may be a subject to be investigated by Council's Design Excellence Panel (noting that hopefully both the master-planned development and the terrace development could be considered by Council's Design Excellence Panel together).

Clarity is required as to whether the existing development consent for the realignment Bow Bowing Creek is to be surrendered.

A traffic management plan to deter the use of the new development streets for commuter parking will likely be needed, and the ability of the street widths for the terrace component to accommodate garbage collection is to be considered.

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