

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 October 2021, 11:20am – 11:56am
LOCATION	Teleconference (Microsoft Teams)

BRIEFING MATTER(S)

PPSSWC-142 – Campbelltown City Council – 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

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Sue Francis, George Griess and Darcy Lound
APOLOGIES	Thomas Gianatti
DECLARATIONS OF INTEREST	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

COUNCIL ASSESSMENT STAFF	Luke Joseph, Rana Haddad and David Smith
APPLICANT REPRESENTATIVES	Nicholas Lennon, Nicola Gibson, Steve Zhou and Wayne Doney
PLANNING PANEL SECRETARIAT	Holly McCann and George Dojas

KEY ISSUES DISCUSSED

The Applicant indicated that it is currently progressing with its plans for Macarthur Gardens North, and in particular has developed a new scheme for the north eastern component adjacent to the intersection of Goldsmith Avenue and Gilchrist Drive involving apartment buildings in place of the previously planned terraces.

One question arising is whether to make pursue that application as a new DA, or as an amendment to the existing DA.

The Panel indicated that while the scope for amending an existing application with the agreement of the consent authority was broad, if the application was substantially different, there did not seem to be any advantage in doing so, noting that with a substantial amendment, additional assessment fees and renotification seemed inevitable in any event.

Planning Panels Secretariat

The Panel stressed however its openness to using such facilities as are available to it to assist the prompt assessment of the proposal given its importance to progressing development of this site of central importance to the development of the Macarthur Regional Centre.

The possibility of some credit for the existing DA fees was also discussed, with the Council assessment staff indicating they would investigate what might be possible in that regard.

An overview of the masterplan was provided to the Panel. The importance of the pedestrian connections, particularly the improvements to the bridge over the railway was highlighted, as well as the importance of continuing engagement with the University and TAFE as important stakeholders.

The Panel was pleased to hear that the present proposal is to complete upfront the civil engineering of the roads and open spaces to service the master-planned development as a whole.

The concurrent efforts to progress consideration of the masterplan and site specific DCP were also discussed, with the Panel indicating its preference for early consideration of those documents by Council's Design Excellence Panel (DEP). Council assessment staff indicated that they would work towards the goal of having the masterplan and site specific DCP reported to a meeting of the DEP in October or November.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: N/A