

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 August 2021, 2:05pm and 3:05pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-148 – Campbelltown City Council – 4079/2017/DA-CD – 183 Narellan Road, Campbelltown – Concept application for the staged development of residential and open space land uses including stage 1 for earthworks and superlot subdivision, stage 2 for civil works, and stage 3 for residential subdivision

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrin, Louise Camenzuli, Darcy Lound and George Griess
APOLOGIES	None
DECLARATIONS OF INTEREST	George Griess: I am currently undertaking a short-term (6 weeks) contract role with Western Sydney University, and I am also a student there. As such, I will not be taking part in this development decision making.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Grant Rokobauer, Belinda Borg and Fletcher Rayner
OTHER	Melissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

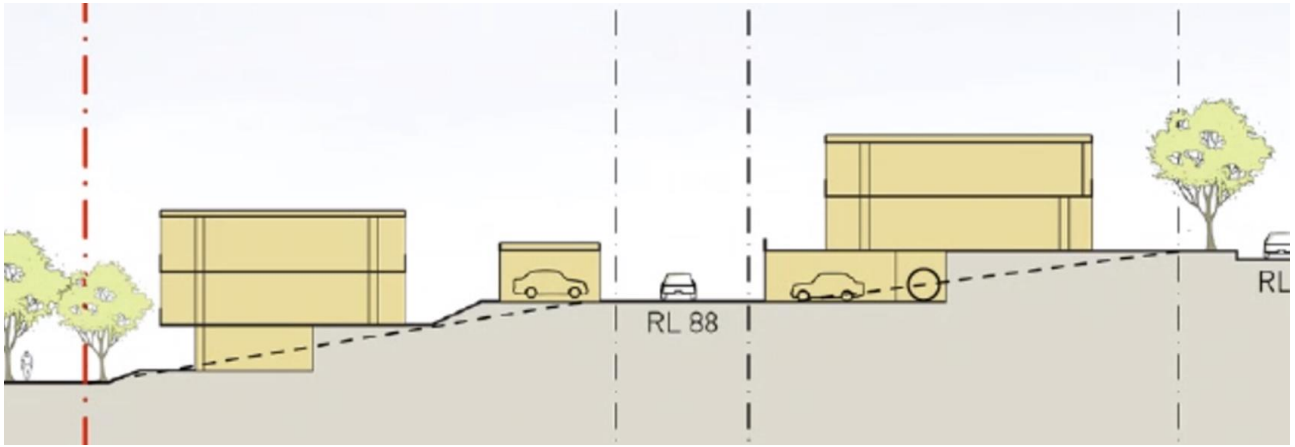
This DA has been pending for around 4 years which is well outside the targets for the processing of regionally significant development applications. The Panel Chair intends to case manage the application closely to ensure there are no further avoidable delays in its assessment and determination.

The Panel supports this land being developed with an appropriate density as an integrated development under a concept plan. The Urban Design Statement should be considered carefully to ensure that it achieves high quality neighbourhood design objectives with particular regard to the quantity and quality of the private open space, and treatment of the lanes.

The back of rear loaded sites should not generally address a major street, even if secondary dwellings above a garage are adopted as the typology. Strata subdivision of secondary dwellings would not be seen to be appropriate for this context and it may be that the Urban Design Statement should note this is not part of the concept.

With attention to the eastern more dense end of the site, the Panel will stand to be convinced that narrow lots down to 140 m² with 16 square metres of private open space located over a garage is suitable for this location, which does not benefit from a town centre location. This image is provided for reference.

Planning Panels Secretariat



Council has raised issues with the south facing retaining wall in excess of 3 metres in height, which will require a careful landscape treatment, and potential stepping (although that might lead to consequential reduction in the lot depths which would be more undesirable).

Targeted advice as to the acoustic considerations for the dwellings affected by the noise of the adjacent highway is required. Consideration might be given as to whether noise attenuation at the boundary would assist in improving outcomes.

The Panel proposes that the Applicant and the relevant Council assessing staff attend a final briefing as soon as practicable to allow a more targeted discussion of whether and how these matters can be resolved. The Panel would expect the urban design team for the project to be present at that meeting, to enable final decisions to be made to allow the prompt determination of this long standing DA.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 11 OCTOBER 2021