

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 6 September 2021 10:05am – 12:50pm
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 Gurrán, 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	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel was briefed in relation to this DA on Monday, 23 August 2021, 2:05pm and 3:05pm.

Following its consideration of the material considered at that meeting the Panel proposed that the Applicant and the relevant Council assessing staff attend a final briefing as soon as practicable to allow a more targeted discussion of the key issues with the DA attended by the Applicant's urban design team for the project.

To that end a joint Panel briefing by the Applicant (with its advisers) and the Council assessment team was convened on Monday, 6 September 2021.

At the meeting the Applicant's team provided a useful explanation of the design concept for the subdivision, its background, and its target market.

The Panel advised that it was generally satisfied with the proposed residential use of the land and the subdivision configuration proposed in Stage A of the proposal at the western end of the site of the concept development proposal.

However, the Panel retains concerns for the minimum lot size of 140m² proposed in the concept development approval, noting the Applicant's advice at the meeting that the smallest area needed to

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accommodate its indicative sample design for a terrace on the land is in the order of 156 m². On a preliminary consideration of the documents, that would seem to the Panel therefore to be the absolute minimum that the Applicant could argue for, in the absence of a compelling case that a smaller lot can accommodate a reasonable development. The Panel said it was also yet to be convinced that a more generous minimum lot was not appropriate to the location. Of particular concern is that the very small lot sizes appear to limit opportunities for private open space to very small elevated terraces above garages, which seems undesirable in this greenfield location situated at some distance from the town centre.

The attendees of the meeting agreed that given that the DA had been pending for around 4 years, and there were no public submissions, amendment to the concept development application to better resolve the development concept as consistent with the surrounding locality should be possible without renotification so as not to delay a prompt determination.

The Panel suggested that one possible approach to resolving the Panel's concerns at this 'concept proposal' stage of the planning process for the development that might be considered was for the concept for the eastern Stage 2 of the residential development to leave the final lot sizes for a later stage of the DA process. That would allow the application for a number of aspects of the concept development proposal (including the new residential housing use, the individual lots of the Western Stage 1, and the civil engineering for the roads to be approved as a concept proposal), without the delay that might be associated with resolving the detailed design of the subdivision for the Eastern Stage 2.

The Panel invited the Applicant therefore to submit at its earliest convenience a clear description of the concept development proposal for which it seeks consent (including any controls to be adopted for the detailed DA stage in lieu of a site specific DA in accordance with s.4.23 of the Environmental Planning & Assessment Act). Where a minimum lot size is proposed to be adopted now (in the absence of plans for the individual dwellings to be constructed) the justification for that lot size should be clearly articulated.

Other issues which the Panel would ask be addressed are:

- Indicative locations and any necessary concept plan controls or diagrams to indicate and provide for pedestrian pathways and connectivity through the site
- The design treatment of the laneways, to ensure that articulation and variation in form is achieved, avoiding 'gun barrel' style garage door corridors
- Additional detail on and justification for proposed private open space controls for the terrace style housing.

The Panel suggested that in refining and justifying the proposed controls for this site, reference to the design principles and criteria articulated in the Low Rise Housing Diversity Design Guide may be of assistance.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 11 OCTOBER 2021

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