

Record of kick-off Briefing Meeting

APPLICANT / OWNER	Cameron Yeates
COUNCIL	Campbelltown Council
PANEL REFERENCE	PPSSWC-170
ADDRESS	Lots 33 and 34 Julius Road, Rosemeadow
APPLICATION TYPE	Development Application with CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M – Crown Development
KEY SEPP/LEP	<p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>State Environmental Planning Policy (Vegetation in Non-Rural Areas)</p> <p>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</p> <p>State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development</p> <p>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</p> <p>Campbelltown Local; Environmental Plan 2015</p>
CIV	\$16,820,000.00 (excluding GST)
SCHEDULED MEETING DATE	30 August 2021

REQUIRED ATTENDEES

APPLICANT	Cameron Yeates, Peter Brackenreg, Rad Blacgojevic, Michael Zanardo, Simon Mather, Dan Brindle, Craig Smith
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	David Smith and Emma Page
CASE MANAGERS	Jane Gibbs, Alexandra Hafner and George Dojas

OTHER ATTENDEES

RSDA Team	Melissa Felipe and Angela Kenna
------------------	---------------------------------

ISSUES DISCUSSED

- Introductions
- Council summary
- Applicant introduction to proposal
- Council is yet to complete its assessment of the application; the application is yet to be considered by the Sydney Western City Planning Panel. All issues may not yet be identified..
- The application is made on behalf of the Land and Housing Development Corporation and is accordingly Crown Development.
- Council's Design Review Committee is positive about the design commenting only that the applicant may need to consider the removal of the south facing third level apartments given the height non-compliance.

KEY ISSUES FOR COUNCIL TO CONSIDER

- While reserving the Regional Panel's position in that regard, the Chair emphasised that any non-compliance with height will need to be strongly justified and the impacts upon neighbouring development will be critical to the assessment, noting the backyards in that direction.
- The Chair noted however the significant separation between the buildings as assisting with mitigation of some of the impacts of the height non-compliance.
- The basement parking is supported as a means to improving the street front presentation, landscaping and quality of the open space.

RFI SUBMISSION DATE – 30 September 2021

PANEL BRIEFING DATE - 12 November 2021

PANEL DETERMINATION DATE – 13 December 2021