

BRIEFING DETAILS

BRIEFING DATE / TIME	Friday, 12 November 2021, 10:00am and 11:15am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-170 – Campbelltown City Council – 1308/2021/DA-SL – Lot 33 and Lot 34 Julius Road, Rosemeadow NSW 2560 – Construction of a part two storey and three storey senior housing development comprising of 45 independent living units and carparking

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Sue Francis, Nicole Gurran, Darcy Lound and George Griess
APOLOGIES	None
DECLARATIONS OF INTEREST	Louise Camenzuli: Louise Camenzuli declared a COI as she considered there may be a perceived conflict of interest as her firm has recently acted LAHC

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emma Page and Rana Haddad
OTHER	Mellissa Felipe & George Griess – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel is sympathetic to the suggestion of the Design Review Panel that a break be introduced into the single building marked on the plans as Buildings D, E and F. There may be some impact on yield but the advantage of reducing the building mass and improving the relationship between the development and the green space provided by the drainage reserve would seem important. That change would go a long way to offsetting the impacts of the height non-compliance.

The Panel also notes the Design Review Panel's concern over the height non-compliance of Buildings A and B given their relationship with the proposed adjoining townhouse development.

The clause 4.6 requests do not appear to presently sufficiently explore the required matters for consideration in that regard, particularly having regard to the objectives of the standard.

A plan showing how the landscaping deep soil requirements in the SEPP have been met would assist.

Where the minimum open space area deemed compliance control under the SEPP are not achieved, the proposed areas for the open space should be demonstrated to be sufficient and acceptable on merit having regard to the usual considerations of solar access, amenity and usability.

Planning Panels Secretariat

The Panel notes that the garbage arrangements will involve a caretaker. It therefore suggests that basement location for the garbage storage would not present the usual difficulties of transporting waste to the street, and should be considered. That might allow compaction of waste thereby reducing storage requirements and lessening the burden on the waste system with environmental benefits.

The Panel supports the positive comments of the Design Review Panel as to the architectural scheme overall particularly in its articulation, materiality and approach to the site.

Hopefully a late January date should be achievable for a determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 31 January 2022