

Record of Kick-off Briefing Meeting Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-178 – Campbelltown – 2036/2021/DA-C – Lot 1 Camden Road and Lot 1 Kellicar Road, Campbelltown
APPLICANT / OWNER	Richard Curtin / Campbelltown City Council
APPLICATION TYPE	Health services facility
REGIONALLY SIGNIFICANT CRITERIA	Council interest DA > \$5M
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment 62 Liverpool Local Environmental Plan 2008
CIV	\$21,988,885.00 (excluding GST)
SCHEDULED MEETING DATE	27 September 2021

REQUIRED ATTENDEES

APPLICANT	Richard Curtin, Director at Erilyan – Karl Mayoh, Adam Byrnes - Think Planners, Architects - Zack Ashby and Daniel Bogaz from Team 2, Ross Nettle – Traffic Engineer, Donna Clarke, Rana Haddad, Job Tappouras
PANEL CHAIR	Justin Doyle
COUNCIL OFFICERS	David Smith, Ellise Mangion
CASE MANAGERS	Alexandra Hafner and George Dojas

OTHER ATTENDEES

TFNSW	Malgy Coman, Senior Land Use Planner
RSDA TEAM	Sharon Edwards, Mellissa Felipe

General discussion

1. Applicant presented the background, location, and architectural approach of the development application to the attendees.
2. Council presented the background, preliminary issues of the application to the attendees.
3. The Chair discussed the regional significance of the proposed cancer treatment facility.
4. The Chair noted that the minor height variation may not be an issue due to the fact that the subject land is an island site surrounded by roads on all sides, and the central location of the non-compliance.
5. The Chair and Council agreed that the architectural design is of an appropriately high standard given the site's prominence.
6. Pre-DA Design excellence panel comments were discussed with regard to the current amended proposal. Council advised that those comments had generally been picked up in the final DA design.
7. Applicant confirmed that bicycle racks are provided with associated end of trip facilities.
8. The Chair indicated that his initial impression was that all of the identified issues can be resolved, and encouraged all stakeholders to work together to do so efficiently.

Traffic and access issues

1. The Chair raised the question of how screening of car parking had been addressed. The applicant stated the boundary is to be heavily landscaped and has provided it throughout the carpark with canopy trees.
2. Council discussed the TfNSW comments, regarding the area identified for acquisition and conflict with the proposed car park but not affected by the building.
3. Council advised that TfNSW are still considering additional information provided by Council last week.
4. Various traffic related issues were discussed, including the slip lane, the removal of existing through lane on Hurley Street, the likely utility of assessing traffic generation based on data obtained from a comparable development, and land acquisition.
5. The Applicant's traffic consultant stated that the presently proposed land acquisition can be accommodated on the site if required. The Chair suggested that, if TfNSW advises that the currently notified proposed land acquisition is still to be required in the future then reconfiguration of vehicle access/layout will likely required. That may be able to be resolved at this time by notation on the land title (such as by a public positive covenant) to the effect that upon future notification from TfNSW the land owner will reconfigure the access on the site to be clear of the area of the proposed acquisition.
6. TfNSW discussed the items listed in their letter to Council:
 - a. Signalled design issues on Narellan Road, TfNSW approval under the Roads Act.
 - b. Additional information required from the applicant on signalled design.
 - c. There is a risk that the signalled design may negatively impact the progression of this DA.

Summary

1. At the conclusion of the meeting, the Chair summarised the discussion at the meeting, and noted that:
 - The proposed development is a facility that is an important shovel ready health facility that will allow for new treatment options for cancer patients in the locality.
 - The design seemed on a preliminary review of the material to present a high-quality response to Council's Pre-DA Design Excellence Panel comments.
 - Council, the applicant and TfNSW are engaged in productive dialog regarding the land acquisition/TfNSW issues. This should continue to achieve determination in a timely manner.
 - The Panel should be notified if there are any issues delaying the assessment.
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2. Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Western City Planning Panel and therefore is not limited to the detail contained herein.

FURTHER INFORMATION REQUIRED

The Chair requested that a memo is to be provided within **21 days (18 October 2021)** from Council to the Panel with an update in work to resolve any outstanding TfNSW issues, specifically regarding the Narellan Road signalled traffic light design.

PANEL BRIEFING DATE – 13 December 2021

PANEL DETERMINATION DATE – Will be determined at 13 December meeting.