

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-234 – 3944/2021/DA-SW – Goldsmith Avenue & 21 University Drive, Campbelltown
APPLICANT / OWNER	Applicant: Steve Zhou – Landcom Owner: Landcom
APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)	CIV > \$5M - Crown Development Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into super lots
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 7 of the SRD SEPP: Crown development over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Koala Habitat Protection) 2019 State Environmental Planning Policy (Major Infrastructure Corridors) 2020 State Environmental Planning Policy (Vegetation in Non Rural Areas) Campbelltown Local Environmental Plan 2015
CIV	\$463,174,194.00 (excluding GST)
BRIEFING DATE	2 May 2022

ATTENDEES

APPLICANT	Steve Zhou, Nicholas Lennon, Nicola Gibson, Hadi Nurhadi, Wayne Dooney
PANEL CHAIR	Justin Doyle
COUNCIL OFFICERS	David Smith, Luke Joseph
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Jeremy Martin

ISSUES LIST

- Introduction
- Applicant summary:
 - The applicant identified the initial key issue regarding connectivity between Macarthur Station and the northern precinct, and the lack of activation that has been addressed through the establishment of a riparian corridor and pedestrian connectivity links within the greater locality.
 - The project timeline was discussed, with an overview from lodgement in 2019, withdrawal in 2021, and re-lodgement post discussion with the Design Excellence Panel (DEP).
 - The applicant introduced the structure plan with details as to the removal of the proposed terrace housing precinct, replaced with high density residential housing. The DA offers a mix of housing options within proximity to Macarthur Station, Western Sydney University and Campbelltown TAFE.
 - The Design Principles and vision guiding the Macarthur Gardens North Masterplan were discussed at length. The proposed cycleway will connect with the Macarthur Regional Trail and improve LGA connectivity.
 - The applicant stated that the subject application is for the concept masterplan and detailed Stage 1 works for the precinct. The applicant summarised the technical studies completed for the DA. No significant concerns or constraints were reported to have been identified for the site.
 - An overview of the proposal for the pedestrian bridge from Macarthur Station concourse, accessibility to the plaza via ramps that have been design tested, building articulation and ground floor activation through provision for retail space and a playground.
- Council summary:
 - Assessment has commenced with no significant issues noted. Council advised that DEP have not raised concerns with the proposal.
 - Public exhibition has completed with one submission received.

Chair comments

- The Chair noted the acoustic concerns with the roadways and train station adjacent to the residential area that will need to be addressed in the assessment of the DA.
- The Chair inquired as to the opportunity for a cycleway connection over the pedestrian bridge of Macarthur Station.
- The Chair recommended an agreed timeframe for determination be scheduled to ensure a timely determination of the DA, as there are no major issues identified for the site.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues that will need to be considered before Council drafts its recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore the comments above are preliminary only and subject to final review and consideration of public submissions.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Design Review Panel raised minor issues to be addressed by the applicant, information is to be provided to Council.

REFERRALS REQUIRED

The Panel understands that external referrals still to be resolved include

Internal

- Waste
- Flooding
- Engineering
- Traffic
- Contributions/Infrastructure

External

- TfNSW WaterNSW

TENTATIVE PANEL BRIEFING DATE: June 2022

TENTATIVE PANEL DETERMINATION DATE: August 2022