

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-249 – Campbelltown – 2020/2022/DA-CW FARROW ROAD CAMPBELLTOWN
APPLICANT / OWNER	Campbelltown City Council
APPLICATION	Construction of a 5 storey commuter carparking and associated landscaping works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
CIV	\$18,133,817 (excluding GST)
BRIEFING DATE	11 July 2022

ATTENDEES

APPLICANT	Phillip Thalys & Brett Sperling – Hill Thalys on behalf of Campbelltown City Council
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	David Smith & Michelle Penna
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 10/06/2022

TENTATIVE PANEL BRIEFING DATE: Mid-September 2022

Exhibition dates: 16/06/2022 to 08/07/2022

TENTATIVE PANEL DETERMINATION DATE: Mid-December 2022

ISSUES LIST

- Introductions
 - The Chair introduced the Kick-Off meeting process.
- Applicant Summary
 - Introduced the proposal, and the design sought as part of this application as a federally funded carpark costing \$20 million.
 - Flooding concerns to the north is one of the main site constraints, discussions with Council were ongoing. The ground and basement levels were noted as having considerable flood planning design, as the water discharges to the central garden and the creek in the event of a flood.
 - The building design was geared towards possible commercial and retail conversions; the top level could be converted at a later time to commercial if demand is present, the applicant noted that the Infrastructure zoning SP2 and IN2 (split zoning) stops commercial and retail developments.
 - Council is internally discussing the appropriateness of EV charging, the applicant noted the difficulty in researching the provision of EV.
 - The applicant noted several building design elements such as lighting, painting, stairway design and louvres on the façade helping to integrate into the locality. The proposed integrated public domain plan introduces significant trees and planting along all sides of the building.
 - The structure can be adapted because of internal design such as increased internal heights, shallow building design and an internal courtyard meant be building could be converted.
 - The Applicant referred to discussions in relation to adjoining sites to allows for an increase in their potential permitted height, but Council staff stated that there were no relevant planning proposals yet made.
- Council Summary
 - Council confirmed that there were no current planning proposals for increased building heights on adjoining sites.
 - Cited a Design Excellence Panel would be required for the proposal.
 - Highlighted a DCP control adopted last year requiring 10% of parking must include EV charging, the applicant queried if this could be a condition of consent, Council agreed. The applicant also noted the control related to mixed use and commercial buildings only.
- Chair Comments
 - The developing network of cycleways in the locality in important and might integrate with the proposal.
 - A commercial and retail conversion of the roof-space in future would lose carparking spaces, but that is not part of this proposal.

- The relationship of the design and the pedestrian access away from the station might be considered.
- Expert advice should be obtained to ensure that the EV charging is engineered to be suitable for future use. Incorporation of batteries might be needed and the specification of the substation might be critical. The EV facility offers a good opportunity to model best practice design.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Chair encouraged building design incorporating EV charging and noted consistency with character of the locality would be important.

REFERRALS REQUIRED

Internal

- Development engineer referral
- City works referral
- Property Services
- Flood engineer

External

- Sydney Trains
- Transport for NSW