

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC - 410 – Campbelltown – 584/2024/DA-SL - 3 Old Menangle Road, Campbelltown
APPLICANT / OWNER	Applicant: Premise/Campbelltown Catholic Club Ltd Owner: Campbelltown Catholic Club
APPLICATION TYPE	Demolition of existing structures and construction of a seniors housing development
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$86,215,165 (excluding GST)
BRIEFING DATE	13 May 2024

ATTENDEES

APPLICANT	Rennie Rounds and Paul Hume – Premise Michael Lavorato – Campbelltown Catholic Club Doug Southwell and Wiliam Hua Tran – Scott Carver Architects John Newman and Katie Newman - NewScape
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karen Hunt, George Brticevic
COUNCIL OFFICER	Luke Joseph, Karl Okorn
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Tim Mahoney, Kim Holt

DA LODGED: 15 March 2024

DAYS SINCE LODGEMENT: 59 days

TENTATIVE PANEL BRIEFING DATE: Update briefing end of July 2024.

TENTATIVE PANEL DETERMINATION DATE: 9 September 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development to include a seniors housing development, and explained how the design was conceived to work with the other uses in the larger landholding owned by the Club.

Council

- Council outlined that the application is still under assessment.
- There is a request for information being prepared and is expected to be sent to the applicant in mid-June.
- Council outlined they have received a substantial submission in response to the application from a member of the public, which raised several significant concerns and issues. The panel chair asked for the substance of those matters to be provided to the applicant in some form.
- The application is being considered by the Design Excellence Panel at the end of May.

Panel

- The panel queried the inconsistencies on the plans noting that the paths of access to some of the bathrooms from the guest bedrooms went through the master bedrooms. The applicant acknowledged there were errors which would be remedied.
- The exceedance of the number of apartments accessed of one lift core (with two lifts) encouraged by the ADG was identified, but the Applicant said the good solar access to the corridor negated that issue.
- The panel queried the circulation of the apartments, and the noted that view impacts of the development from public spaces such as the park to the north of the site and the surrounding area would be important given the height exceedance .
- The panel requested the applicant be made aware of the issues raised in the submission received by Council so that a written response can be provided.
- The panel said it would be interested to receive the design review panel's assessment of the height exceedance. The objectives of the height control and particularly clause 4.3(1)(d) would be important in the assessment of the clause 4.6 request namely:

“(d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.”

- The panel chair requested a status update briefing for the end of July and a determination briefing tentatively in September.
- The panel targets determination of RSDAs within 250 days. The Chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

Note:

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.