

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 13 July 2020, 10:00am – 10:45am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-55 – Campbelltown City Council – 4204/2016/DA-RA/B – 6-12 Dumaresq Street, Campbelltown – Modification of an existing development consent for the demolition of existing structures and construction of a 15 storey mixed use residential flat building comprising of 85 residential units, four levels of basement car parking, one level of retail, two levels of commercial and a communal rooftop open space area.

The proposed modifications are:

- Modification of levels 4, 5 and 6 of the building from residential to commercial
- Reduction in number of storeys from 15 to 14 (the building height of 49 metres would remain as approved)
- Reduction in number of dwellings from 85 to 53
- Removal of level 14 of the building
- Addition of partitions within the commercial levels of the building
- Addition of car stackers and end-of-trip facilities within the basement car park
- Various internal modifications to the building associated with the above changes

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), Nicole Gurran, Clare Brown, George Greiss and Darcy Lound
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Joseph and Rana Haddad
OTHER	Mellissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

- The proposed modification would not result in any overall change in the height of the building, but the number of floors would reduce from 15-14 to accommodate the additional ceiling heights for the commercial floors. The change in shadowing impacts was briefly discussed.
- There would be a significant change in the façade of the building and streetscape presented by the proposed six storey commercial podium. The Panel queried whether the proposed development had been the subject of a design excellence review.

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- The adequacy of the parking arrangements for the proposed development was queried along with justifications for the proposed shortfall, including any reliance on credits. The Panel raised concerns regarding the adequacy of the parking and noted that it would need more information about this before it could be satisfied that the shortfall in parking was justified.
- The proposed incorporation of parking stackers is permissible under the DCP, but the implications for traffic management associated with delays to access the stacker will need to be considered.
- The Council advised that the assessment of the development application had been deferred as the Council had requested further information on traffic generation, adequacy of parking and on site waste management.

TENTATIVE PANEL MEETING DATE: N/A