

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 13 July 2020, 9:05am and 10:05am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-60 – Campbelltown City Council – 434/2020/DA-C – 158 Queen Street, Campbelltown – Demolition of structures, amalgamation of two allotments and construction of an 11 storey building comprising a 2 storey RSL club with 152 hotel rooms above

PANEL MEMBERS

IN ATTENDANCE	Nicole Gurran (Acting Chair), Louise Camenzuli, 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	Melissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

- The strategic context for the site and development - the site is subject to a Planning Proposal which, if made, would permit a height of up to 45m. A site specific development control plan is being developed to accompany the Planning Proposal, which is yet to be exhibited. Outstanding issues to be addressed before the Planning Proposal can be exhibited include traffic and access arrangements, in particular the widening of Anzac Lane. It seems desirable for those issues to be considered concurrently with this DA.
- Irrespective of the Planning Proposal, site specific traffic and access issues need to be resolved before this DA can be approved, and it is not yet clear that these can be addressed independently to the wider resolution of the Planning Proposal/ accompanying DCP.
- The proposed building height of 43 meters exceeds the current standard of 32 meters, but would be consistent with the Planning proposal, if made. Nevertheless, the scale of the departure from the current standard, and the fact that the Planning Proposal has not yet been exhibited, would require strong justification to avoid pre-empting the strategic planning process.
- The design of the building is critical given the prominence of the site, and the Panel notes some concerns about the cohesion of the building given that the different elements (RSL Club & Hotel) have been designed by different architects.

- The design and landscaping of the semi-public space (through site link) needs further consideration, including issues such as Crime Prevention Through Design (CPTD), and the pedestrian thoroughfare.
- Carparking requirements for the Club and Hotel, recognising that the development has potential to generate significant parking demand, but that the site is centrally located near public transport, and that courtesy busses will be available for Club patrons.

TENTATIVE PANEL MEETING DATE: N/A