



19 August 2020

RJC:15-221

The General Manager
Campbelltown City Council
P O Box 57
Campbelltown NSW 2560

Attention: Mr Luke Joseph

council@campbelltown.nsw.gov.au
Luke.Joseph@campbelltown.nsw.gov.au

Dear Luke,

Re: Planning Proposal 1250/2020/E-PP, 2 Farrow Road, Campbelltown

Thank you for facilitating the Councillor Briefing on 21 July 2020 in relation to the above Planning Proposal. Having received informal feedback from Councillors at the Briefing and having regard to prior discussions with Council's strategic planning officers, the team at SJB Urban has prepared an Addendum to their Urban Design Report which is attached hereto in support of the Planning Proposal.

The key feature of the Addendum is a reduction in building height. In the absence of any formal feedback on the Planning Proposal we are providing this to Council for your (and Council's) further consideration on the basis that the height of the proposed building is a matter on which concerns have been made evident to date.

Your attention is drawn to page 6 of the Addendum report which juxtaposes the massing and height of the conceptual buildings in the Planning Proposal as lodged with the revised massing and height. You will see that building heights have been reduced by between 2 and 11 storeys as a consequence of which there is a lesser FSR of 4.5:1 compared to 5.5:1 in the Planning Proposal as lodged and a reduction in the number of dwellings from 1,528 to 1,200.

The conceptual buildings in the Addendum scheme range in height from 18 to 28 storeys as opposed to 20 to 36 storeys in the Planning Proposal as lodged.

The Applicant and the Applicant's design and planning team want to emphasize that the submission of the attached Addendum Report does not in any way infer or acknowledge any design deficiency in the Planning Proposal as lodged, either from a height of building perspective or otherwise. Rather the Addendum Report has been prepared to demonstrate how the Applicant is prepared to compromise on the height and density in the Planning



Proposal as lodged in order to respond in a positive and productive way to the comments made to date during the Councillor Briefing and in discussions with Council officers about the issue of building height.

The Applicant expressly reserves the right in the event of a Rezoning Review to advance the Planning Proposal as originally lodged, or the Planning Proposal as detailed and illustrated in the Addendum Report, or both in pursuit of a Gateway Determination.

I look forward to discussing the matter with you further and to reviewing your and your colleagues thoughts on the attached Addendum report in due course.

Yours sincerely,

BBC Consulting Planners

A handwritten signature in blue ink, appearing to read 'Robert Chambers', with a long, sweeping horizontal line extending to the right.

Robert Chambers

Director

Email bob.chambers@bbcplanners.com.au