

Record of Kick-Off Briefing

SYDNEY WESTERN CITY PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-261 – Campbelltown – 2278/2022/DA-RA 32 QUEEN STREET CAMPBELLTOWN 2560
APPLICANT / OWNER	Applicant: Nicole ElKouberci on behalf of CAMPBELLTOWN 88 DEVELOPMENT PTY LTD Owner: The Trustee For Supa 88 Unit Trust and The Trustee For Campbelltown 88 Unit Trust
APPLICATION TYPE	Construction of a mixed use development incorporating: - Five towers across two podiums containing 558 apartments - Ground floor commercial premises - Five levels of basement car parking - Internal access roads
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$199,045,000.00 (excluding GST)
BRIEFING DATE	26 September 2022

ATTENDEES

APPLICANT	Andrew Stacy, David Hamilton, Jacob Yammine, Miguel Cobo
PANEL CHAIR	Louise Camenzuli (Acting Chair)
COUNCIL OFFICER	Luke Joseph, David Smith
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Naila Tabassum, Alexander Richard

DA LODGED: 14/07/2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: October 2022 (dependent on applicant response)

Exhibition dates: 16/08/2022 - 14/09/2022

Estimated assessment completion date: March 2023

TENTATIVE PANEL DETERMINATION DATE: March 2023

The Applicant:

- Introduced the proposal for the construction of a mixed use development incorporating five towers across two podiums containing 558 apartments with ground floor commercial premises and five levels of basement car parking.
- Cited the location of the site and outlined the site context in Campbelltown.
- Noted the LEP height standard breaches have been incorporated into the architectural roof features.

The Council:

- Noted that 2 submissions have been received, with issues of particular merit; the applicant noted a DEP meeting in 2021 around solar access arrangements to neighbouring properties.
- Noted that the demolition of existing buildings on site had been approved under a different DA.

Chair Comments

- The Chair noted the purpose for the meeting was to discuss the application and to discuss potential issues that may hinder the progress of the application.
- The Chair queried the floorplate sizes; the applicant stated that there was roughly 8-9 units per floor. The Chair queried whether there was a DCP control for this building element; neither Council nor the applicant are aware of any relevant control. The Chair asked that Council consider the floorplate size in the context of surrounding recently approved developments during assessment.
- The Chair queried any DCP controls that governed the tower placements; the applicant noted the building complied with the relevant DCP controls.
- The Chair asked if there was a staging plan; the applicant stated that work would commence with the building basements followed by the construction of the northern and southern tower podiums and then the towers themselves.
- The Chair queried whether there was any DCP variations; the applicant noted there was no major departures in the application.

- The Chair asked if there were any DCP requirements for public artworks and street activations. None were identified as part of this application.
- The Chair queried the building relationship to the State heritage item to the north, and asked whether solar access diagrams had been prepared for both the open space in the context of the heritage item.
- The Chair queried the application of CLEP clause 5.6 (roof features): Council has not assessed the application yet, but a 4.6 variation has been received. The Chair asked that Council consider whether application is being made under 4.6 or 5.6 as part of the assessment report and it may be that a 4.6 variation is required regardless.
- The Chair queried what design assessment had been undertaken; Council noted a DEP meeting cited significant design issues and recommended a public workshop. The applicant cited that it would be responding to the DEP feedback shortly and considered there were no major design issues, given a number of the issues arise from DCP and ADG compliance.
- The Chair queried the waste collection arrangements and whether garbage trucks would be able to access the area; the applicant noted this had been investigated and cleared by traffic consultants.
- The Chair further questioned the parking and basement design. The applicant stated that the internal basements would be connected; and the parking allowances were above minimum requirements with EV provisions.
- The Chair requested a full panel briefing before Christmas.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Public exhibition has concluded.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues that Council staff will need to consider in order to draft its 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.

REFERRALS REQUIRED

Internal: Development Engineering, Waste, Environment (vegetation), Heritage, Open Space

External: TfNSW, Sydney Trains, Department of Planning, Heritage NSW, Department of Justice, Campbelltown Police