

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 November 2022, 1:00pm to 2:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-261-Campbelltown – 2278/2022/DA-RA-32 Queen Street Campbelltown, 2560

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

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), Brian Kirk, George Brticevic, Karen Hunt
APOLOGIES	Nicole Gurran
DECLARATIONS OF INTEREST	Justin Doyle: has declared a conflict as he does work for the applicant Pacific Planning.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Ferns
APPLICANT	Ryan Lane, Andrew Stacey, David Hamilton, Jacob Yammine, Miguel Cobo, James Matthews, Matt Daniels
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The Applicant now has copies of the 2 x objector submissions and is in the process of reviewing and responding to those submissions.
- The Panel Chair noted that a submission has recently been received by the Department of Communities and Justice (**DCJ**) raising security concerns. The Chair suggested that the Applicant and the Council arrange a workshop with the DCJ to work through the DCJ's concerns to the greatest extent possible.
- The Council informed the Panel that there were a number of outstanding referrals that may also raise matters relevant to final design.
- The Panel understands that the Applicant is looking for further guidance as to whether further consultation with the Design Excellence Panel (**DEP**) is required. The Applicant has provided what it considers to be a fulsome response to the various issues raised by the DEP, but the Panel wishes to understand what the outcome of the review of the objector submissions, the workshop with DCJ and any design matters arising from the outstanding information and the internal and external referrals

may mean for refinements for the design before forming a concluded view as to whether further design input from the DEP is required.

- The building height non-compliances were briefly discussed. The Panel understands that the non-compliances arise largely as a consequence of the proposed height of the commercial levels and the transfer slabs. The non-compliances also arise as a consequence of the lift over-runs. The Panel wishes to be provided with further justification as to the required heights for the commercial levels of the buildings, ideally from a prospective tenant(s) of these spaces in order to consider the clause 4.6 variation request further. The Panel is aware that the number of storeys of each building is consistent with the DCP and the overall FSR is less than contemplated by the controls.
- The Panel also awaits the Council's assessment of ADG compliance matters in considering the proposed floor plate sizes (noting that the floor plates are larger than recently approved floor plates, but compliant with the DCP) and the various issues raised by the DEP.
- The Panel understands that the Applicant will be provided with a request for further information relating to the outstanding matters before the year end, with a view to Council finalising its assessment report early in the new year, subject to any further required design input.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2023

Planning Panels Secretariat

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