

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 10 May 2021, 10:10am – 11:00am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

2019WCI030 – Campbelltown – 4609/2018/DA-SW – Lot 1-3 Appin Road, Gilead – Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works including road construction, retaining walls, acoustic wall, landscaping and drainage works

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurrin, Susan Budd, George Griess and Darcy Lound
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli: I am advising Government on associated road works.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	David Timmins
<b>OTHER</b>	Melissa Felipe and George Dojas – Panel Secretariat

## KEY ISSUES DISCUSSED

- Because the DA material is yet to be loaded to the Planning Portal, information available to Panel was limited to Council officer brief. The Panel is to be provided with access to full suite of DA documentation.
- The broad context of the release area, its rezoning, staging, previous/concurrent DA's and legal challenges were briefed to the Panel, noting that there is an outstanding Court challenge to the validity of consent issued for DA 2984, which concerns the validity of the staging plan underlying the DCP. That challenge ought to be determined before this DA is ready for determination, and should not be a reason for delaying assessment of this DA.
- Stage 2 of the Gilead release is being assessed concurrently with Stage 1 which is anticipated to be determined by the Local Planning Panel. Councils preference is that DA 2687 (Stages 1C, D and E) be determined prior to Stage 2 DA before Panel. The Panel does not however want assessment of the pending DA to be avoidably delayed.
- There are environmental constraints on the site, but Council expects that most issues are capable of resolution.
- There are however substantial outstanding matters which may take time to resolve including flooding and resolution of details of Appin Way noise barrier wall with TfNSW. The Panel would be grateful if it could be briefed in writing as to progress in relation to any such matters within 28 days so that it can assess whether an Applicant's briefing should be requested with a view to reducing

delays in the matter being presented for determination. It may be that if the application otherwise warrants approval that engineering matters might be the subject of a recommended condition or a deferred comment condition to allow the substantive issues for the application being determined by the Panel.

- There is substantial community opposition to the development.
- Servicing and urban design considerations were discussed, including the proximity and linkages to adjacent urban release areas and urban centres where infrastructure would be available.
- A site specific DCP applies to the site.
- There are requirements under the VPA, including an obligation to provide a community centre.
- Biodiversity certification has issued for the site which will have implications for the extent to which the Panel can assess biodiversity impacts including impacts on koala habitat.
- TfNSW is the only concurrence noted to be outstanding.
- The Panel understands that there is substantial community opposition to the development. These issues will need to be carefully addressed in the assessment report.