

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 February 2022, 2:00pm to 3:00pm
LOCATION	Teleconference

APPLICANT BRIEFING MATTERS
Campbelltown City Council

PPSSWC-133 – 906/2020/DA-SW - Dobell Road, Claymore - Claymore Urban Renewal Project Stage 4
 PPSSWC-132 – 4604/2020/DA-SW – Norman Crescent, Claymore - Stage 5 Subdivision - Claymore Renewal Project
 PPSSWC-140 – 11/2021/DA-SW – 71 Gould Road, Eagle Vale - Stage 11 Claymore Renewal Project
 PPSSWC-139 – 504/2021/DA-SW – Greengate Road, Airds - Stage 8 - Airds-Bradbury Renewal Project
 PPSSWC-147 – 774/2021/DA-SW – 52 Riverside Drive, Airds - Subdivision and Works
 PPSSWC-146 – 535/2021/DA-SW – Woolwash Road, Airds – Subdivision

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Susan Budd, George Brticevic, Karen Hunt
APOLOGIES	N/A
DECLARATIONS OF INTEREST	Louise Camenzuli: Her firm acts for LAHC and as such she did not participate in the briefing.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fletcher Rayner, Alexandra Long, Belinda Borg,
APPLICANT	Pat Coleman, Craig Smith, Paul Neville, Glyn Richards, Paul Neville
PLANNING PANELS SECRETARIAT	Jane Gibbs, George Dojas

KEY ISSUES DISCUSSED

The purposes of the briefing were both to allow the Applicant to brief the Panel directly as to issues arising in relation to these subdivisions, and also to explore means by which the Panel can assist with expediting these regionally significant land developments which offer the potential to significantly contribute to housing availability in the South West of Sydney if approved.

The Panel notes that Landcom is progressing with these subdivisions now because funding is available within Landcom for construction of the subdivision, and they build upon a Concept Plan approval granted in 2013 for the Claymore subdivisions and 2021 for the Airds subdivisions.

Issues which have recently delayed the finalisation of the Council's assessment include:

- a) Resolution of a "Claymore Water Cycle Management Plan" and agreement between Landcom and the Council as to the associated civil infrastructure.

Planning Panels Secretariat

- b) Resolution of a deed of variation to the executed VPA in relation to delivery of a different form of water management infrastructure in Airds.
- c) Delays in obtaining a s 34A certificate from the Department of Planning and Environment (by which in substance the offsetting arrangements for the development made before the commencement of the Biodiversity Conservation Act 2016 are accredited as being sufficient for the current statutory scheme.
- d) Finalising the ecology approvals pathways having regard to the currency of past ecological studies.

Ecology Approval Pathways were said to have been agreed with DPI.

In relation to the Airds subdivisions, the issue of potential koala impacts was discussed. The Applicant advised that the site is mostly cleared and may still be traversed by individual koalas. Fencing associated with the creation of the new adjacent national park was reported to be likely to substantially address the potential for impacts.

TENTATIVE DETERMINATION DATES

A timeline was presented to the Panel for anticipated approvals of these longstanding DA's which extended to August 2022. The Panel Chair expressed concern about that delay and queried whether proposed deferred commencement conditions might possible to shorten the timeframe within which the applications could be presented to the Panel for consideration under s 4.15, and determination.

The Panel queried what the principal source of the delay was, noting the assessment timeframes were well outside the Secretariat's targets, and was informed that civil engineering and ecological issues were the principal cause.

The Panel Chair suggested that possibly additional resources might be directed to speeding the civil engineering design and assessment work and invited an update as to how that work was progressing. Council responded that a dedicated Senior Development Engineer and Senior Town Planner were already working on the assessments.