

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 10 May 2021, 11:18am and 12:15pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-146 – Campbelltown – 535/2021/DA-SW – Woolwash Road, Airds – Subdivision of Stage 7 to create 214 lots comprising of 207 torrens title residential lots, 3 residue lots, 2 lots for future development, 1 lot containing an existing senior housing and 1 lot for dedication as a public road and associated civil, landscape and ancillary site works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Sandra Hutton, George Griess and Darcy Lound
APOLOGIES	None
DECLARATIONS OF INTEREST	Louise Camenzuli: A Partner of my firm has just been awarded some work from LAHC

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex Long and Belinda Borg
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

1. This note addresses both Stages 7 and 8 of the long term urban rejuvenation of the Airds Bradbury public housing estate in the Campbelltown Local Government Area (LGA) by NSW Land and Housing Corporation, and the Panel is keen to expedite its determination (subject to ensuring a rigorous assessment).
2. Compliance and general consistency with the approved Concept Plan for the Airds Bradbury Urban Renewal Project (ABURP) as amended is important and to be addressed in the assessment report. The Panel is eager to see progress towards delivery of the improved parks, public areas, together with new and upgraded community facilities which are planned to be delivered as part of the staged implementation of the Concept Plan. Briefing as to progress in that regard within the staging of the development would be appreciated.
3. The Project, via the Concept Plan, was endorsed by the Department of Planning, Industry and Environment (DPIE) (formerly the Department of Planning), attention to the applicable transitional arrangements applying to the current DA is required. The Panel awaits advice as to the timing and outcome of the request made to the Department under clause 34A(3) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 (NSW) for exemption of the assessment of the DA from the provisions of the BC Act by letter dated 13 November 2020. This includes confirmation on whether there remain any residual biodiversity impact matters such as extent of

tree removal compared to that anticipated by the Concept Plan, that must otherwise be addressed arising from that certification outcome. The assessment staff have provided a generally favourable assessment to date against the numerical and design standards within Council's (Sustainable City) Development Control Plan 2015 (SCDCP 2015), but noting that building envelope plans have been requested for sites less than 300 m² in area. The allotment mix seems sufficiently and appropriately varied and planned in relation to road frontages, size and layout.

5. The Panel is informed that in addition to Clause 34A certification, issues of stormwater management are delaying determination of the DA. Once the Council is satisfied that those stormwater issues can be resolved, consideration of a deferred commencement condition on the subject might be appropriate.
6. The Panel is advised that at the time of briefing GTAs from RFS are also outstanding. Once received, the Panel would like to ensure they are reviewed for consistency and any implications, including any limitation to on street parking (if any).