

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 15 June 2021, 3:18pm and 4:18pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-147 – Campbelltown – 774/2021/DA-SW –52 RIVERSIDE DRIVE AIRDS 2560 – Subdivision comprising of the reconfiguration of four (4) existing lots to create four (4) new lots, construction of a new access road, landscape and open space infrastructure embellishment works to the new pond and surrounding parklands

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Susan Budd, Darcy Lound and George Griess
APOLOGIES	None
DECLARATIONS OF INTEREST	Louise Camenzuli: The firm is now acting for LAHC on a couple of matters. Sandra Hutton: A project manager in our Sydney office last week received a commission from Land and Housing Corporation for some projects in NSW (not Sydney). As a now engaged client of my employer, I believe this creates a perceived conflict of interest

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex Long and Belinda Borg
OTHER	Mellissa Felipe and Sung Pak – Panel Secretariat

KEY ISSUES DISCUSSED

- This development is nominated as part of Stage 4 of the Airds Bradbury Renewal scheme for which concept approval has been granted. Stage 4 is otherwise approved. The bulk earthworks DA must be approved before, or concurrently, with this DA.
- Contamination is an issue for the site, but the RAP is the subject of the bulk earthworks DA.
- The pond embellishment works appear to be consistent with the original concept approval, and the new access road is reported to be consistent with the Campbellfield Rd roundabout intersection planning.
- The issue of koala impacts is currently being examined as part of an application for a s.34A certificate. The Panel would be grateful for an update as to progress with that application, noting that the Biodiversity Conservation Act may otherwise apply if the s.34A certificate does not issue.
- The adjoining land is the subject of a Land & Environment Court appeal. The DA for a supermarket and commercial tenancies had impacted upon this development application in terms of drainage, but a new scheme no longer diverts stormwater to the ponds on this site. Council staff reports that no other critical issue arises for this DA from the neighbouring DA.

Planning Panels Secretariat

- The Panel suggests that the relationship between the new community centre and the adjoining shopping centre be considered with the assessment of both DAs in the hope of improving the relationship between the two.
- The future community centre lot meets the minimum lot size under the applicable VPA for the concept approval, but the Council staff is concerned that a site area greater than the minimum required under the VPA is needed to meet the minimum requirements for the delivery of community infrastructure required. The Council has queried whether the subdivision portion of the DA ought for that reason be deferred. The Panel would need further information about the issue to form a view on that subject.