

RSDA Kick-Off Briefing Agenda Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-191 – Campbelltown - 2635/2021/DA-SL - 20 - 22 Karingal Place and 49-55 Creigan Road, Bradbury
APPLICANT / OWNER	Cameron Yeates on behalf of NSW Land and Housing Corporation
APPLICATION TYPE	CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	<p>State Environmental Planning Policy No 55 – Remediation of Land</p> <p>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</p> <p>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</p> <p>State Environmental Planning Policy (Koala Habitat Protection) 2021</p> <p>State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)</p> <p>State Environmental Planning Policy No, 65 – Design Quality Residential Apartment</p> <p>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</p> <p>Campbelltown Local Environmental Plan 2015</p>
CIV	\$12,671,417.00 (excluding GST)
MEETING DATE	25 October 2021

ATTENDEES

APPLICANT	<p>Cameron Yeates, Senior Development Manager, LAHC</p> <p>Peter Brackenreg, Executive Director, LAHC</p> <p>Daniel Covarrubias</p> <p>Craig Smith, Executive, LAHC</p> <p>Robert Puflett</p> <p>Dan Bridle, BBC Planners</p>
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	<p>Alex Long</p> <p>Belinda Borg</p> <p>Fletcher Raynor</p>

CASE MANAGER	Alexandra Hafner and George Dojas
RSDA TEAM	Angela Kenna and Mellissa Felipe

ISSUES DISCUSSED

- Introductions
- Applicant summary:
 - Large scale, social housing to blend with private housing. Attempt to foster diverse and inclusive community.
 - Ageing waitlist and aging portfolio.
 - The development follows upon a successful recent seniors project in Claymore.
 - The site is located on the edge of the area covered by the Airds Bradbury Urban Renewal Concept Plan. It is on the northwest of the major east/west road on the western side of the development towards Campbelltown.
 - The site adjoins a new open space area allowing recreational uses and a town centre which is subject to change and renewal.
 - The site comprises two existing lots.
 - Site falls west/east and is occupied by two existing detached cottages.
 - The development respects and responds to the single storey cottages to the north, by limiting height to two storeys at that end, increasing to three storeys towards the Creigan Road collector road. Basement parking is proposed.
 - A Clause 4.6 submission seeks variation of the 9.6m height development standard under Campbelltown LEP.
 - A second clause 4.6 request relates to public transport access under the Seniors SEPP, noting that the non-compliance (relating to the grade of the route of pedestrian access) will be temporary until the bus routes are updated to reflect the new Airds development.
 - The building is ADG and SEPP 65 compliant. It includes extensive landscaped area with 31 parking spaces for 31 units.
- Council summary:
 - Proposal will be considered at Design Review Committee meeting on 29 October 2021.
 - Preliminary review raised concerns re access to Creigan Road and basement level parking
 - An applicant meeting was held on Wednesday 27 October to highlight Council's concerns regarding the driveway access point for the development to Creigan Road. Council has raised major concerns with the current design noting flooding of basement, Creigan Road being a major overland flow path, no provision of flood management measures in the current design and that the development involves an 'at risk community'. The meeting highlighted further investigation was required.
- Public exhibition is yet to occur.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within this Record.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Access consultant will report in relation to public transport access provisions under the Seniors SEPP.

- SEPP 55: there is minor contamination which will be addressed as part of the development.
- The main civil engineering issue relates to the volume of water carried by the adjacent Creigan Road, with a risk of flooding to the development and its basement carpark. That issue is the subject of ongoing discussions with the Council. Flood risk is of particular concern given that the development will cater to the aged and infirm.
- The Council expects that some redesign may be likely and has delayed exhibition for that reason. Once those aspects of the design are resolved, exhibition will commence.

DESIGN REVIEW COMMITTEE REFERRAL

The DA is yet to be considered by the Design Review Committee because of potential for redesign.

The Panel Chair (while acknowledging the generally high quality of the presentation and materials of the building) identified the presentation of the building to the South consideration as an issue for comment by the Design Review Committee.

REFERRALS

Internal

Council's civil engineer is considering flooding

External

- Sydney Water (response outstanding)
- Endeavor Energy (response outstanding)

No particular delays are expected.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates anticipated to be 14/11/21 - 17/12 /21 (subject to resolution of the flooding issue and the potential for redesign)

There are two privately owned dwelling houses to the east which are most likely to be affected by the proposal.

DA LODGED: 16 SEPTEMBER 2021

RFI REQUEST ISSUED: 23 AUGUST 2021 (ANSWERED 11 OCTOBER 2021)

TENTATIVE PANEL BRIEFING DATE: NOVEMBER 2021

ESTIMATED COMPLETED ASSESSMENT REPORT DATE: 25 FEBRUARY 2022

ANTICIPATED DETERMINATION DATE: MARCH 2022

Note: The above dates may be required to be pushed out with notification commencing in December to be pushed to end of January 2022 to cover the forthcoming Christmas and New Year period. The assessment then is likely to be completed in March 2022 and determination likely to be April 2022.

The above is dependent upon the revised plan package.