

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-245 – Camden – DA/2022/492/1 43 Turner Road, Gregory Hills
APPLICANT / OWNER	Applicant: James Sierakowski - GIBB GROUP DEVELOPMENT MANAGEMENT PTY LTD Owner: Camden Council
APPLICATION TYPE	CIV > \$5M - Council interest Demolition of existing structures, tree removal, remediation of contaminated land, subdivision to create 23 industrial lots, public road construction and associated site works
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the Planning Systems SEPP: Council related development over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Camden Local Environmental Plan 2010
CIV	\$12,622,555.00 (excluding GST)
BRIEFING DATE	20 June 2022

ATTENDEES

APPLICANT	James Sierakowski - GIBB GROUP DEVELOPMENT MANAGEMENT PTY LTD, Gordon Kirkby, Matthew Thiselton, Nathan Tenaglia, Alex Heath
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Emily Langford, Ryan Pritchard, Jaime Erken
CASE MANAGER	George Dojas - Apology
PLANNING PANELS SECRETARIAT	Mellissa Felipe, Jeremy Martin

ISSUES LIST

- Introductions
- Applicant summary
 - Introduction of the application and Gibb Group. Land development through subdivision and infrastructure works, site preparation and construction of internal road networks were discussed. The applicant stated that traffic and transport can be accommodated by the existing road network.
 - Contamination has been located on the site and will need to be addressed in accordance with the Resilience and Hazards SEPP. DCP environmental concerns for Lot 14 were discussed. Phase 1 and Phase 2 investigations have been conducted as former uses on site are associated with asbestos and chemical contamination.
 - Biodiversity Conservation Act assessment has been undertaken. A waterway assessment is required due to the location and biodiversity of the site as former farmlands and the proximity to a riparian corridor with moderate to significant vegetation.
 - An arboricultural assessment is required due to the proposed removal of 163 trees, to be replaced with 106 trees within the road reserve. The incorporation of landscaping in future development applications were discussed.
- Council summary
 - External referrals for the application were discussed. Aboriginal heritage approval, DPE-Water, and Endeavour Energy referrals made and the latter has responded.
 - Council advised a preliminary assessment has been completed. A RFI has been issued for updated civil plans, bushfire assessment, stormwater management, quantity surveyors report and additional application fees. Council advised an anticipated response to the RFI in the coming weeks.
 - Council queried the potential for a referral to Water NSW. Impacts upon the aquifer during construction or use of the aquifer during construction are to be clarified with the applicant. The Water Act may require an approval regarding aquifer use and potential intersection of excavation with aquifer, which would trigger integrated development.
 - Minor alteration to the Turner Road Precinct plan under the Growth Centres DCP.
 - Council identified the consolidation of Lot 1 into the adjoining property as a key issue. The applicant clarified the lot has been sold to the adjoining landowner.
 - Public exhibition is from 15th June 2022 to 12th July 2022. Significant responses are not expected.
- Chair comments
 - The Chair asked whether street presentation of the proposed development and softening the impact through the use of landscaping had been addressed.
 - The Chair noted the potential for a combined briefing and final briefing for determination due to the nature of the development.
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - 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.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Contamination has been located on the site and will need to be addressed in accordance with the Resilience and Hazards SEPP.
- Aboriginal Heritage approval.
- Biodiversity considerations.
- Clarity of development impact to the aquifer to ensure necessary approvals are granted if required.

REFERRALS REQUIRED

External

- Heritage NSW
- DPE – Water
- Endeavour Energy
- Water NSW – to be clarified with the applicant.

TENTATIVE PANEL BRIEFING DATE AUGUST 2022, subject to referrals and current public exhibition.

TENTATIVE PANEL DETERMINATION DATE NOVEMBER 2022