

**Record of Kick-Off Briefing
Sydney Western City Planning Panel**

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSWC-257 – 1990/2022/DA-C - ROY WATTS ROAD GLENFIELD 2167 – Campbelltown Council |
| APPLICANT / OWNER | Martin Lugod – NSW Department of Education |
| APPLICATION TYPE | Demolition of existing structures and construction of a farm hub facility and 2 two storey building as boarding facilities for 180 boarders and car parking |
| REGIONALLY SIGNIFICANT CRITERIA | CIV > \$5M - Crown Development |
| CIV | \$43,764,875.00 (excluding GST) |
| BRIEFING DATE | 12 September 2022 |

ATTENDEES

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|------------------------------------|--|
| APPLICANT | Martin Lugod, Conor Maguire, Sarah Kelly, Amy Cropley, Diane Jones |
| PANEL CHAIR | Justin Doyle |
| COUNCIL OFFICER | Fletcher Rayner |
| CASE MANAGER | George Dojas |
| PLANNING PANELS SECRETARIAT | Naila Tabassum, Alexander Richard |

DA LODGED: 16 June 2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: December 2022

Exhibition dates: 15/08/2022 – 05/09/2022

TENTATIVE PANEL DETERMINATION DATE: December 2022

ISSUES LIST

Applicant Summary

- Introduced the proposal for the demolition of existing structures and construction of a farm hub facility and 2 two storey building as boarding facilities for 180 boarders and car parking.
- Noted the uniqueness for student education and farming infrastructure as described within the BDAR.
- Noted water use within the farm hub was a significant aspect for the design and a key consideration.
- Koala impacts have been considered under the BDAR and building positioning in the proposal. The Chair queried whether the trees were proposed to be impacted, the applicant noted that the works would generally be within the existing building footprint and that ecological sensitivity had been considered.
- A virtual information event was held on 8 November, with 31 submissions in total from the event.
- Noted the timeframe of 12 months for a build, and an early December determination would allow the process to be completed appropriately.

Council Summary

- Noted that no submissions have been received.
- Noted there may be heritage issues later in the assessment process.
- Noted the guidelines may have changed from the time of the existing structures on site.
- Still awaiting for RFS feedback and BDAR assessment.
- May be a delay due to Council's engineering section comments.

Chair Comments

- The Chair noted the purpose of the meeting is for an early discussion around the potential issues of the application.
- The Chair queried if there is any change in student numbers; the applicant cited the proposal was 'like for like' and there would be no change to students.
- The Chair queried the timing of the application, Council noted their workload capacity.
- The Chair noted the timeframe for the RSDA program for nine months and noted the timeframes pressing on the application, and queried whether Council should consider contracting out some of the work to external contractors.
- The Chair stated the need for an early December determination, with this to be arranged with the Secretariat.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Public exhibition has concluded.
- 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.
- 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 for the Panel to draft its recommendation.
- Timeframes surrounding the application were discussed with construction timeframes pressing.

REFERRALS REQUIRED

Internal: Engineering and Ecological

External: NSW Rural Fire Services (RFS)

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

N/A