

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-310 – Campbelltown – 4973/2022/DA-SL – Dobell Road, Claymore
APPLICANT / OWNER	Applicant: New South Wales Land and Housing Corporation Owner: New South Wales Land and Housing Corporation
APPLICATION TYPE	Seniors housing development comprising a part two and three storey seniors living development comprising 23 independent living units, basement car parking for 13 vehicles, at grade parking for 4 vehicles, landscaping , communal gardens, site services and stormwater infrastructure
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$10,716,020.05 (excluding GST)
BRIEFING DATE	27 March 2023

ATTENDEES

APPLICANT	Emmanuel Igbokwe, Dan Brindle, Skye Kim, Andrew Talbot, Mark Santangelo
PANEL	Justin Doyle, David Kitto, Cinnamon Dunsford, George Briticevic, Karen Hunt
COUNCIL OFFICER	Alexandra Long, Zoran Sarin
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards and Mary Francis

DA LODGED & DAYS SINCE LODGEMENT: 23 January 2023 (41 Days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: July 2023

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Council

- Council advised that the overarching Stage 4 subdivision application was approved by the panel in 2022, with the subject lot (residue lot) earmarked for seniors living.
- The Council described the proposed development, the surrounding locality and the site's proximity to the Campbelltown City Centre.
- Council described the site's relationship to the Claymore Urban Renewal Concept Plan and the site and development's planning context.
- Council described the three Clause 4.6 variations proposed including building heights, setbacks and Floor Space Ratios (FSR).
- Council advised that internal and external referrals (Sydney Water) remain outstanding.
- Notification period concluded - no submissions received.

Applicant

- The Applicant described the proposed development including design drivers, urban form and the development's position within the broader Claymore setting.

Panel

- The Chair noted the progressed nature of the assessment of the proposed development resulting from work and consultation undertaken between the applicant and Council prior to the lodgement of the application.
- The Panel raised minor concern with number of stairs within a single run without opportunity for a break. The Panel requested that this be clarified by the applicant's accessibility consultant.

Note:

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 Central City Planning Panel and therefore future comment will not be limited to the detail contained within.