

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-353 – Campbelltown – 2413/2023/DA-SW - 12 Fullwood Place, Claymore
APPLICANT / OWNER	Applicant: FACS Owner: New South Wales Land and Housing Corporation
APPLICATION TYPE	Subdivision creating 198 Torrens title allotments being 192 residential lots (88 in Stage 9 and 104 in Stage 10), one residue lot for Claymore Community Centre, one lot being for Fullwood Reserve (part), one drainage reserve, one lot for public road and one residue lot adjacent to Glenroy Drive and including associated site, civil and street tree landscape works including the removal of 321 trees.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$34,240,925 (excluding GST)
BRIEFING DATE	4 September 2023

ATTENDEES

APPLICANT	Gulliver Coote, Luis Valarezo, Ziwar Sattouf, Niall McAteer, Matthre Theris
PANEL	Justin Doyle (Chair), David Kitto, George Brticevic, Karen Hunt
COUNCIL OFFICER	Alexandra Long, Kristy Griffiths
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 3 August 2023 (32 days)

TENTATIVE PANEL BRIEFING DATE: November 2023

TENTATIVE PANEL DETERMINATION DATE: 3rd week March 2024

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

Applicant

- The applicant provided a presentation with a description of the proposed development and site context.
- The applicant indicated that their submitted planning report supports the consistency with the concept approval.
- The development is to be staged, including Stage 9 (88 lots) and 10 (104 lots) for a total of 192 residential lots.
- The applicant advised that social housing is not being reduced as a result of this application. 30% of the new dwellings will be committed to social housing with the remaining 70% available for the general market.
- A pre-lodgement meeting was held with Council on 29 November 2022.
- Documents have been submitted in response to Council's request for information from 30 August 2023.
- There is significant drainage and engineering to be constructed as part of stage 9 and 10, which includes a retention basin.
- An acoustic report and bushfire report were submitted in support of the application.
- The traffic assessment is considered to be generally consistent with the Concept Plan Approval.
- There are currently no major concerns regarding site contamination.
- There are inconsistencies in Council's biodiversity mapping. A letter from Cumberland Ecology has been provided that advises that notwithstanding any inconsistencies, areas of vegetation to be removed are minor and would not require a Biodiversity Assessment Report.
- The impacts are consistent with the Ecological Assessment which was approved under the Part 3A Concept Plan.
- The Geotech and Contamination reports outlined the development could proceed without any significant impacts.
- Bi-monthly communication has been carried out with stakeholders.

Council

- Council has sent internal and external referrals.
- The application will be on public exhibition for 31 days as per requirements.
- Ecology response has been received although not assessed and reviewed.
- Council queried what the process is for getting the biodiversity mapping to be updated to alleviate inconsistencies.

Panel

- The panel queried the timing and how the civil engineering and drainage works will be constructed as a part of this development.
- The panel queried the locations of street trees and their proximity to future driveways and gutters. The panel noted that driveways need to be designed to ensure the street trees can be accommodated. The panel stated that the plan shown in the presentation did not clearly show if this could be achieved or not.
- The panel queried what would happen to hollow bearing trees proposed for removal.

- The panel set down the 3rd week in March 2024 for the anticipated determination date.
- The Panel requested that the applicant provide a response to the biodiversity issues and provide explanation as to why a BDAR is not required, within 28 days of the date of the Kick Off Briefing. A further briefing is to be scheduled with the Panel in November to receive update on the findings and outcomes of the BDAR investigation.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel may determine development in the form it is presented to the Panel at or prior to 250 days.

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