

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-386 – Campbelltown – 4359/2023/DA-SL – 92 Brassil Avenue, Claymore
APPLICANT / OWNER	Applicant/Owner: NSW Land and Housing Corporation
APPLICATION TYPE	Construction of a three (3) storey seniors living development, comprising of 45 independent living units and basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 22,129,386 (excluding GST)
BRIEFING DATE	11 March 2024

ATTENDEES

APPLICANT	Gulliver Coote, Alfred Jury, Brian Hollis, Kara Moeller, Mark Santangelo, James Lubke
PANEL	Justin Doyle (Chair), David Kitto, George Bricevic, Karen Hunt
COUNCIL OFFICER	Alexandra Long, Karl Okorn
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 11 December 2023

DAYS SINCE LODGEMENT: Ninety-One (91 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development and site context, being adjacent to the Claymore retail precinct.
- The development has been designed like a village.
- Interconnected communal open space to achieve a village atmosphere.
- The applicant advised the development is compliant with the accessibility requirements for seniors housing.

Council

- Notification concluded - no submissions received from the community.
- Currently with specialist officers who are reviewing.
- Feedback received from waste officer which is being reviewed and addressed. Issues identified in relation to ability for waste collection to occur and distance to storage points.
- Council is going to advise the secretariat and panel if it can move to a determination prior to August.

Panel

- The panel queried if the development is compliant with the accessibility requirements for seniors housing and noted proximity to the nearest bus service.
- The Panel queried how open space within the development works.
- The Panel asked the Applicant to clarify the proposed building heights across the site.
- The Panel noted that it is important that the development provide an appropriate interface to the anticipated commercial development on the land located to the south of the development site.
- Additional briefing not required and that a determination briefing is likely the next step.
- 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 will determine development in the form it is presented at or prior to 250 days.
- Council advised a tentative determination date of August for the proposal. The panel requested this to be expedited if possible.

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.

