

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-431 - Campbelltown - 2309/2024/DA-SW - 6 Leist Way, Claymore
<b>APPLICANT / OWNER</b>	Applicant: The APP Group Owner: New South Wales Land and Housing Corporation
<b>APPLICATION TYPE</b>	Subdivision of land to create 234 Torrens title residential allotments and associated site, civil, remediation and street tree landscape works including the removal of 376 trees.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$ 62,637,669.00 (excluding GST)
<b>BRIEFING DATE</b>	18 November 2024

### ATTENDEES

<b>APPLICANT</b>	Gulliver Coote and Simon Kinsey
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Brian Kirk
<b>COUNCIL OFFICER</b>	Alex Long, Karl Okorn
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED:** 17 July 2024

**TENTATIVE PANEL BRIEFING DATE:** Not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** February/March 2025

The Chair welcomed everyone and explained the purpose of the briefing.

**Council** referred to its briefing note on the development, which concluded that there are unlikely to be any non-compliances or significant planning concerns with the DA so it should be suitable for an electronic determination by the Panel in early 2025.

The **Panel** noted that Council and the Applicant are working together to resolve the outstanding issues and that the Applicant is due to provide additional information to Council on these issues shortly.

Key issues discussed at the meeting were:

- **Cut and fill:** The existing topography of the site makes it difficult to integrate the proposed development with the approved Stages 5 and 6 of the re-development of the Claymore estate without substantial cut and fill earthworks and the importation of fill to the site. The Applicant has tried to minimise the scale of these works - and the associated heavy vehicle traffic impacts of the development on the surrounding residential areas - by including several large retaining walls. In some areas, these walls would be up to 3.5 metres high at the rear of the proposed residential lots. The Panel encouraged Council and the Applicant to strike a suitable balance between minimising the impacts of the earthworks and the visual impacts of these retaining walls.
- **Contamination:** Parts of the site are contaminated with asbestos. The proposed remediation action plan includes burying this material in a containment cell under the future road network. The Panel asked Council to ensure the containment of this material on site is appropriate and will not pose unacceptable risks for the future development of the land. It also asked Council to consider seeking advice from the EPA on whether the proposed remediation strategy is acceptable.
- **Landscaping:** Given the earthworks will result in soils that are relatively shaley, the Panel asked Council to consider whether this will have any adverse impacts on the long-term planning for street trees and other landscaping on the site.

### **Next Steps**

- The Applicant is to provide the outstanding information requested to Council by the end of November 2024.
- Council to complete its assessment report so the Panel can determine the DA as soon as possible in early 2025, and by the end of March 2025 at the latest.
- The DA is likely to be suitable for electronic determination, so a final briefing will only be required if new matters arise in finalising the assessment of the DA.

### **Note:**

Council is yet to undertake a full assessment of the application. This record is not a final list of the issues they will need to consider 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.