

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 4 August 2025 10:00am to 11:00am
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-523 - Campbelltown - 85/2025/DS-CD - ROY WATTS ROAD GLENFIELD 2167 - Concept development application for the Roy Watts Road (Station Area) - including the layout and staging of development and distribution of gross floor area across the development sites – and approval for Stage 1 of the development, including the subdivision of the site into 7 lots and early works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Isabella Wasniewska, Joshua Cotter
APOLOGIES	Nil
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Timmons, Karl Okorn, Rach Harlock
APPLICANT	Adam Carmody, Nicholas Muir, Pip Hyde
PPS	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- **Street design:** Council has requested further information on the street design, particularly the swept paths for passing vehicles at several intersections and bends. The Applicant is seeking engineering advice on the matter and will respond to Council later this week. The Chair noted that there did not appear to be any constraints to the resolution of the matter so it may be possible to include a condition requiring the relevant changes to be made.
- **Affordable housing:** Initially, the Applicant was seeking approval to consolidate the affordable housing requirements in Clause 8.4 of the *Campbelltown Local Environmental Plan 2015* in a single building on site rather than having them distributed across the various buildings on-site. The Applicant has subsequently withdrawn this proposal from the Concept DA and will revisit it in subsequent DAs.
- Council proposes to issue draft conditions to the Applicant in the next two weeks and submit its assessment report to the Panel for determination in early September.
- The Chair noted that if there were no disputes on conditions, this DA would be suitable for e-determination.

TENTATIVE DETERMINATION DATE SCHEDULED – EARLY SEPTEMBER

Planning Panels Secretariat