

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 17 March 2025, 1:00pm to 2:00pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-524 – Campbelltown – 4712/2024/DA-SL - 9 Gould Road, Claymore – Seniors Living - Construction of two buildings containing 40 independent living units and 23 car parking spaces and associated site landscaping and services.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Isabella Wisniewski
APOLOGIES	Stacey Miers
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Braiden Buttigieg, Kha Huynh, Karl Okorn
APPLICANT	Gulliver Coote, Natalia Celedon, Matt Overton, Brian Hollis
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

The Panel noted that this DA is for 40 independent living units which the New South Wales Land and Housing Corporation is eager to bring forward for delivery for a sector of the market in high demand. No objections have been received and the only significant issues raised to date are the non-compliances with height and FSR.

The Applicant explained that when considered with the adjoining site (also owned by the Applicant) on which a lower density early childhood centre is proposed, the total of the two developments would be significantly under the permitted FSR. The Applicant also explained how an architectural approach was taken to move the bulk of the development away from the reserve and Creek to the North toward the southern frontage where a road will separate the development from housing in that direction.

The Panel advised that subject to detailed consideration of the design a justification of the additional height and FSR argued on that basis may well be acceptable. The Council asked for the clause 4.6 request to be updated to pick up those arguments more clearly.

The Panel encouraged prompt direct communication between the Council's engineers and counterparts in the Applicant's team to expedite the assessment.

Planning Panels Secretariat

Council advised that it could have its request for further information out by the end of March. Assuming a response from the Applicant by 18 April 2025 (which should be achievable), the Panel could not see why a determination report by the end of May would not be achievable. That should allow for a determination meeting in the first week of June.

TENTATIVE DETERMINATION DATE SCHEDULED FOR NO LATER THAN 9 JUNE 2025.