

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 4 August 2025 1:30pm to 2:30pm
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-529 - Campbelltown - 309/2025/DA-SW - 47 NORMAN CRESCENT CLAYMORE - Stage 6 - Subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping.

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	Kha Huynh, Karl Okorn
APPLICANT	Ray Zhang, Dan Brindle
PPS	Sharon Edwards

KEY ISSUES DISCUSSED

- Consistency of the site plan with the Concept Plan and associated staging discussed.
- Council has sent an RFI to the Applicant. The Applicant is aiming to respond by early next week to this RFI.
- The Panel understands that the stage numbers for the subdivision have changed and moved around, such that stage 6 (the subject of the current DA) now falls predominantly within stage 5 and part stage 4 on the Concept Plan as approved.
- The Applicant agreed that this is correct and noted that the Concept Plan provided an indicative layout only. The Applicant also noted that the collector street network will remain the same, although the local street network will have changed, but nonetheless in the Applicant's view remains generally consistent with the Concept Plan Approval.
- The Panel asked that the consistency of the DA with the approved Concept Plan be addressed as part of the final assessment report.
- Draft conditions of consent will be prepared and provided to the Applicant by 5 September.
- The application may be suitable for electronic determination if no new issue arises.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 22 SEPTEMBER 2025.

Planning Panels Secretariat

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