

Record of Briefing Meeting SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-95 -DA21/033 - 22 Bundanoon Road, Woronora Heights
APPLICANT / OWNER	Nigel White / Sydney Water Corporation
APPLICATION TYPE	Torrens Title Subdivision of 1 lot into 2 super lots and Torrens Title subdivision of proposed lot 21 into 3 lots
REGIONALLY SIGNIFICANT CRITERIA	Crown – S4.33 (2A) referral as Council is recommending refusal
KEY SEPP/LEP	Sutherland Local Environmental Plan 2015 Sutherland DCP 2015 Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment SEPP 55 – Remediation of Land
CIV	\$330,000 (excluding GST)
MEETING DATE	15 November 2021

ATTENDEES

APPLICANT	Nigel White – Planning Direction
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Stuart McDonald, Heather Warton, Peter Scaysbrook
COUNCIL OFFICER/S	Slavaco Burajaroski, Mark Adamson
CASE MANAGER	Leanne Harris
PROJECT OFFICER	Holly McCann
DECLARATIONS OF INTEREST	Nil
APOLOGIES	Jack Boyd

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Proposed subdivision of land into 3 lots on an irregular steep parcel zoned E4 Environmental Living zone. This is very constrained site on the Woronora ridge with bushfire exposure in 2 directions. It adjoins the existing E4 subdivision with only one road access.

- **Environmental value:** the current assessment of the environmental values of the site is not adequate. The significant trees, vegetation and rock outcrops that traverse the site are significant and should be conserved as much as possible and impacts avoided or minimised.
- **Site Contamination:** inadequate assessment of the site suitability in accordance with SEPP 55
- **Site access:** The site has very limited access with one road in and out of the area which has impacts in terms of further congestion particularly at time of bushfire evacuation.
- **Lot layout:** The size of the lots appears to be unwarranted relative to the surrounding area. This increases susceptibility to additional clearing or subdivision.
- **Asset Protection Zones** are overly extensive, incorrectly located and removed from the proposed building envelopes necessitating more clearing, and cut and fill, than necessary. The asset protection zone also extends beyond the boundary of the property into the E2 zone which is not acceptable
- **Future Building Locations** closer to the street with direct driveway access from the street to the house would have least impact, reduce fire risk, and enhance asset protection and security.
- Inaccuracies in information submitted need to be corrected or clarified.

Overall, in view of the constrained access, the high environmental values and fire risk, the Panel is very concerned about the suitability of this proposal to this site and the quality of the information provided to make the case for the subdivision.

REFERRALS UNDERTAKEN

Internal

- Landscape Officer- issues with lot sizes and APZs
- Greenweb Officer – issues with building envelope on Lot 1 and location of APZs
- Environmental Scientist – issues with APZs and contamination unresolved

External

- RFS have provided GTAs for the original subdivision plan

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

The Application was notified between 5 and 31 May 2021.

135 submissions and a petition objecting to the DA were received.

Key issues raised:

- Environmental impacts
- Traffic
- Bushfire
- Construction impacts
- Contamination
- Reduced property values
- Character
- Future development and re-subdivision
- Technical / engineering issues

DA LODGED: 15/04/2021

TENTATIVE PANEL DETERMINATION DATE: