

## RSDA Kick-Off Briefing Agenda Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-230 - Camden – DA/2019/710/2 - 320 Dwyer Road, Leppington
<b>APPLICANT / OWNER</b>	Lachlan Rodgers on behalf of Holy Apostolic Catholic Assyrian Church of the East Property Trust
<b>APPLICATION TYPE</b>	S4.55(2) Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Section 123BA, Environmental Planning and Assessment Regulation, 2000
<b>KEY SEPP/LEP</b>	Section 4.55, Environmental Planning and Assessment Act, 1979
<b>CIV</b>	\$0 (excluding GST)
<b>BRIEFING DATE</b>	21 March 2022

### ATTENDEES

<b>APPLICANT</b>	Lachlan Rodgers on behalf of Holy Apostolic Catholic Assyrian Church of the East Property Trust Rachael Drayton & Kim Le Gras – PMDL Architecture Mairead Hawes & Lachlan Rodgers – The Planning Hub Dean Brodie – Positive Traffic Paul Leotta – Applicant
<b>PANEL CHAIR</b>	Justin Doyle
<b>COUNCIL</b>	Averil Flaxman, Stephen Pratt, Ryan Pritchard, Jamie Erken
<b>PLANNING PANELS SECRETARIAT</b>	Alexandra Hafner

**DA LODGED:** 3 March 2022

**RFI SUBMISSION DATE:** Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

**TENTATIVE PANEL BRIEFING DATE:** 30 May 2022

**TENTATIVE PANEL DETERMINATION DATE:** 20 June 2022

## **ITEMS DISCUSSED**

- Council summary:
  - Proposal is under preliminary stages of assessment with an internal
  - Public exhibition is underway and due for conclusion on 31/03, Council does anticipate community interest.
  - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- Applicant summary:
  - Overflow parking: there is no intention to have overflow parking to be allocated to the surrounding street network with the adoption of an existing online pre-booking system to control all parking demands and patron attendance at all service. The applicant submits the system promotes alternative methods of travel including car sharing and shuttle bus services.
- 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.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Compatibility of increased traffic movement and parking with the character of the site and immediate surrounds.
- Merit and legal consideration for the Panel to consider if the proposal is substantially the same form of development.
- Reference shall be made to Moto Projects (No. 2) Pty Ltd v North Sydney Council [1999] NSWLEC 280.

## **REFERRALS**

### Internal

- Traffic Engineers
- Development Engineers

There have been no external referrals undertaken.