

RSDA Kick-Off Briefing Agenda Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-238 – Camden - DA/2022/371/1 - 28-36 Lasso Road, Gregory Hill
APPLICANT / OWNER	Michael Zomaya on behalf of Trend Gregory Hills Pty Ltd
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6, State Environmental Planning Policy (Planning Systems) 2021
KEY SEPP/LEP	<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</p> <p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p>
CIV	\$34,108,801.00 (excluding GST)
BRIEFING DATE	9 May 2022

ATTENDEES

APPLICANT	Michael Zomaya on behalf of Trend Gregory Hills Pty Ltd
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Jessica Mesiti, Jamie Erken, Stephen Pratt and Ryan Pritchard
DEPARTMENT OF PLANNING AND ENVIRONMENT	Cameron Brooks

DA LODGED: 13/4/22

RFI SUBMISSION DATE

TENTATIVE PANEL BRIEFING DATE: 20/06/22

Exhibition dates: 16/5/22 – 30/5/22

TENTATIVE PANEL DETERMINATION DATE: 18/07/22

Estimated completed assessment report date: 11/7/22

ISSUES LIST

- Public exhibition is yet to occur.
- 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 but indicated that they did not see any significant matters likely to cause delay in the Council's assessment, or from the referral authorities.
- 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.
- Non-compliance with the cap on retail floorspace of 2,500m² for all land within Zone B5 Business Development in the Turner Road Precinct
- The panel chair understands that a review of the shop retail cap has been undertaken within Council's Draft Employment Lands Strategy, which has not been considered or adopted by Council.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant

- Introduction, background and proposal overview and explained that the new premises are proposed to house the corporate headquarters for the Zomaya Group – a housing builder.

Council

- Council summarised the history of the retail cap under the Growth Centres SEPP and explained that it may have been targeted to protect establishing nearby retail centres which may be sufficiently established to no longer warrant the same degree of protection and noted that development approved under the Exempt and Complying Development SEPP may have caused the maximum retail allocation to be used up.
- Applicant to provide further details on:
 - The specific function and layout of floor plans so as to demonstrate that the prohibition against commercial offices is not breached.
 - Details of the ancillary retail shops.
- DRP to review.

Panel

- Discussed the retail cap in the wider area
- The matter should be reported back promptly after the DRP review