

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 12 December 2022, 12:15pm -12:45pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-243 – Penrith – DA22/0318 - 158-164 Old Bathurst Road, Emu Plains - Torrens Title Subdivision into 40 Industrial Lots, 1 Stormwater Management Infrastructure Lot & Public Roads including Land Remediation, Earthworks, Civil Engineering Works & Public Domain Landscaping

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), Nicole Gurran, Brian Kirk
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	Ross Fowler, Tricia Hitchen, Carlie Ryan

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Craig, Gavin Cherry, Donna Clarke (Planning Consultant)
APPLICANT REPRESENTATIVES	Michael Hanisch, Ruma McCracken, Amanda McMurtrie, Vladimir Guazon
RSDA	George Dojas, Alex Richard

KEY ISSUES DISCUSSED

The Panel received a briefing from Council's independent consultant engaged to conduct the assessment, as the subject site is to be acquired by Council. This is the second briefing on this matter.

Since the first briefing, there has been progress on a number of outstanding issues, particularly in relation to the layout and design of the subdivision, with the total number of lots being reduced from 40 to 33. The redesign of the subdivision has now removed access to Old Bathurst Rd and the planned boundary road (to the east of the site), reducing tree loss and enabling pedestrian connectivity to Old Bathurst Rd. Pedestrian connectivity is also provided to the commuter car park and railway bridge.

The key outstanding issues relates to:

- the extent of land contamination
- the independent assessor's advice that the landmark 'mound' situated on the corner of Old Bathurst Rd & David Rd and vegetation should be maintained in order to best screen the development, minimise tree loss, and support urban heat mitigation objectives
- the traffic intersection and potential signalling (further information on the design for a signalled intersection, including road widening etc has been requested by Transport for NSW, which has indicated that it will only support a signalled intersection if the warrant is met).

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In relation to the mound, the applicant advised during the meeting that they would accept a condition requiring its retention.

In relation to the issue of land contamination, the Panel was advised that a gap audit is required, as there appear to be some gaps in the contamination assessments undertaken to date. The Panel noted the need for appropriate evidence that the site is suitable, or can be made suitable for the recommended use.

The Panel also noted the need to ensure that any replacement tree planting will be compatible with the existing vegetation and site conditions to ensure viability.

As only one submission was received, the matter should be suitable for electronic determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBRUARY 2023

Planning Panels Secretariat

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