

BRIEFING DETAILS

BRIEFING DATE / TIME	17 August 2020, 2:00pm – 2:45pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-29 – Penrith Council – DA19/0704 – 16 Chapman Street, Werrington – Integrated Development Application for; Staged Subdivision of Land to Create 265 Residential Lots, 14 Industrial Lots, Open Space Lots, 17 Residue Lots and Road Dedication. Works include Site Preparation, Vegetation Removal, Bulk Earthworks, Civil Works, Construction of Roads, Including the East-West Collector Road and Round-a-bout on Werrington Road, Stormwater Infrastructure and Basins, Parking and Operation of a Temporary Exhibition Village for Sales and Information

PANEL MEMBERS

IN ATTENDANCE	Nicole Gurran (Acting Chair), Stuart MacDonald, Susan Budd, and Ross Fowler
APOLOGIES	Glenn McCarthy
DECLARATIONS OF INTEREST	Justin Doyle: Declared a potential conflict of interest in relation to Statewide Planning Pty Ltd. Statewide Planning Pty Ltd owns the adjoining site. Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth has advised the applicant or an affiliated entity of the applicant of the above development proposal. As a Partner of the firm, I consider that this fact, while the relevant file is unrelated to the proposal being assessed, may result in a reasonably perceived conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Sprang, Gavin Cherry and Kate Smith
OTHER	Mellissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

- TfNSW has not yet supported the proposed traffic arrangements, in particular the proposed location of the roundabout. This will need to be resolved.
- The proposed road works will encroach on neighbouring sites; at this point not, all landowners have provided consent to the application (including the TfNSW). This will also need to be resolved before the development can proceed to determination.
- The 17 residual lots do not meet minimum lot sizes for the industrial zone (and are proposed to be used for residential dwellings). The Panel noted the loss of employment land and questioned whether this is a desirable outcome. Given that this element of the application seems inconsistent with the recent strategic planning processes for the area which anticipated future development of employment land, it will need careful consideration and explanation in the assessment report.

- The Panel would also like the assessment report to examine the traffic and access issues associated with this element of the application, including the potential issues with those residual lots which depend on the new link road for access.
- The Panel noted that issues of residential amenity and traffic/road access for the residual lots will be considered in detail as part of a separate DA which will be determined following the outcome of this application. Relevant aspects of this DA might be drawn upon in the assessment report, if necessary to examine the potential interface issues between the road and the residual lots being used for residential purposes.
- The Panel noted concern about the location of the bushfire asset protection zone. This will need to be resolved with the RFS, but usually the expectation would be that that the APZ is not situated in the public park.

TENTATIVE PANEL MEETING DATE: N/A