

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-296 – Penrith – DA22/1171 – 1-3 Emerald Street, Emu Plains
APPLICANT / OWNER	Applicant: Uniting (NSW.ACT) Owner: The Uniting Church in Australia Property Trust NSW/ ACT
APPLICATION TYPE	Construction of Seniors Housing Development including Five (5) Buildings (3 to 4 Storeys) containing 146 Independent Living Units & Communal Clubhouse, Two (2) Single Level Basement Car Parks & Associated Demolition Works, Tree Removal, Earthworks, Landscaping & Stormwater Drainage Works
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 91,500,000 (excluding GST)
BRIEFING DATE	8 May 2023

ATTENDEES

APPLICANT	John Philpott
PANEL	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Carlie Ryan, Ross Fowler
COUNCIL OFFICER	Gavin Cherry
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 21 December 2023 (138 days)

TENTATIVE PANEL BRIEFING DATE: 19 June 2023 (6 weeks from KOB)

TENTATIVE PANEL DETERMINATION DATE: August 2023

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of proposed development.
- The applicant advised that the outcome of the urban design review panel was generally positive.
- The applicant outlined their key considerations in the preparation and design of the proposed development application including:
 - The proposals response to flooding;
 - Height of buildings (including 4.6 variation); and
 - Setbacks on site

Council

- Council confirmed that the urban design review panel was generally supportive of the proposal.
- Council noted that their key issues arising in relation to the DA to date include:
 - Clause 4.6 Request – written request does not provide adequate justification for variation to height and building envelope development standards;
 - Local Landscape Character – Council has concerns related to removal of existing onsite trees;
 - Overshadowing of neighbouring site;
 - Car parking – significant over supply proposed; and
 - Urban design and built form.
- Council advised that all external referrals except for Sydney Water have been returned.
- Notification period concluded – no submissions.

Chair

- The Panel queried the applicable height control given the noted significant departure from the SEPP.
- The panel targets determination of RSDAs within 250 days. The chair requested that a briefing be held 6 weeks from the date of this Kick Off Briefing to hear the outcome of the assessment. The panel will seek to determine this matter within the 250 day target.

Note:

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.

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.