

Record of Kick-Off Briefing Sydney Western Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-301 – Wollondilly – DA/2022/1279/1 – 195 Fairway Drive, Wilton
APPLICANT / OWNER	Applicant: Landcom Owner: Bradcorp Wilton Park Pty Ltd
APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)	Staged residential subdivision consisting of 318 residential lots, 4 superlots, 6 residue lots and associated works
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$34,439,244 (excluding GST)
BRIEFING DATE	8 May 2023

ATTENDEES

APPLICANT	Emily Hou
PANEL	Justin Doyle, David Kitto, , Blair Briggs, Matt Gould
COUNCIL OFFICER	Bridie Riordan, Stephen Gardiner, Corrie Swanepoel, Martin Cooper
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 22 December 2022 (137 days)

TENTATIVE PANEL BRIEFING DATE: 31 July 2023 (3 months from KOB)

TENTATIVE PANEL DETERMINATION DATE: November 2023

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

Applicant

- The applicant provided a description of the site context, proposed development including proposed lot yields and typology, proposed landscape master plan and street network.
- The applicant advised that discussions are currently underway regarding the provision of a school and whether the future school is to be public or private.

Council

- Council noted that the applications is currently subject to a request for information to the applicant, with future timing of the assessment to be determined by the return of outstanding information. Council advised that following receipt of additional information internal and external referrals will be required.
- TfNSW have requested further information which will require re referral once received from applicant.
- With respect to a potential VPA, Council advised that should a letter of offer be submitted this will require reporting to Council which could be time consuming.

Panel

- The panel noted the importance of the development of a maintenance strategy for canopy cover landscaping to address long term maintenance (until trees are established).
- The panel enquired as to whether a school requirement is triggered by the development. The panel noted the importance of availability of schooling and childcare for future residents of the subdivision.
- The panel requested that Council provide advice to the Secretariat within 2 weeks as to whether requirement for or compliance with a VPA is a threshold issue for this application.
- The panel and applicant undertook discussion regarding the implications of the draft Cumberland Plains Conservation Plan (CPCP) and required state and Commonwealth environmental considerations and referrals of relevance to the DA.
- The panel targets determination of RSDAs within 250 days. The chair noted that given the complexity of this particular DA that a determination will be sought within 12 months.
- The Chair requested that a Council and Applicant briefing be scheduled for 3 months from the date of the Kick Off Briefing to hear progress on the assessment of the DA.

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.