

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 August 2023, 10:00am to 11:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSCC-301 – Wollondilly – DA/2022/1279/1 – 195 Fairway Drive, Wilton - Staged residential subdivision consisting of 318 residential lots, 4 superlots, 6 residue lots and associated works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Brian Kirk, Matt Gould
APOLOGIES	Blair Briggs
DECLARATIONS OF INTEREST	Louise Camenzuli declared a conflict of interest as the firm she works for represents the applicant on other matters.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bridie Riordan, Aimee Lee, Connie Swanepoel
APPLICANT	Emily Hou, Ben Gibbons, Jeff Williams, Steve Martion, Nigel McAndrew, Peter Naidovski, Craig Hood
PLANNING PANELS SECRETARIAT	Kate McKinnon, Tim Mahoney

KEY ISSUES DISCUSSED

- The last briefing of the Panel was on 8 May 2023.
- Since that time the Applicant has engaged with the appropriate Officers of Council to work through all outstanding issues. These are numbered 1 to 10 in Council's Briefing Note dated 2 May 2023.
- Council provided further comments to the Applicant regarding engineering and environmental matters on 24 August 2023. Council and the Applicant are to meet to discuss as soon as possible.
- The Applicant is confident that a response to RFI package will be finalised and submitted to Council within the next two weeks, with an agreed position on the majority of issues.
- Issues that may require further discussion and refinement are limited to (refer to Briefing Note of 2 May 2023): -
 - **Subdivision/road layout**
 - The Applicant is confident that amended plans (now in preparation) with increased verge widths will accommodate satisfactory Water Sensitive Urban Design (WSUD)

Planning Panels Secretariat

infrastructure and will address other issues to do with access, traffic arrangements, pedestrian/cycle green path network and stormwater management.

- **Revised Water Cycle Management Strategy (WCMS)**
 - This is linked to the revised road layout, road runoff and WSUD infrastructure. Current modelling falls slightly short of Council's DCP targets. This to be discussed in the forthcoming meeting with Council's engineers.
- **Provision of Green Space/Precinct Structure Plan (PSP)**
 - An area capable of accommodating two playing fields was proposed in the original Neighbourhood Plan. Due to more detailed site planning, the Applicant has changed the location and size of this area, which is now capable of accommodating only one playing field. A Neighbourhood Plan is being prepared for the remainder of the North Wilton Precinct to address this shortfall. The Applicant advised that this issue is also covered in the VPA formal letter of offer submitted to Council in July, which is currently being considered by Council.
- **Density Provisions**
 - The Applicant intends to provide full clarification to demonstrate consistency with the SEPP (PWPC) 2021.
- **TfNSW requested information**
 - TfNSW do not have a concurrence role. The application was referred on the basis of traffic generating development. The Applicant is in direct discussion with TfNSW and is confident of a satisfactory outcome in the near term.

TENTATIVE DETERMINATION DATE:

- Applicant to submit the RFI response package (including amended plans) by 8 September 2023.
- The Panel intends to conduct a site inspection with both Council and the Applicant at the end of September once Council have reviewed the additional and amended information.
- The Panel wishes to use the time on site to better understand this application and future applications planned for the area.
- **A projected determination date is the end of February 2024;** however, if it is possible for Council to finalise the Assessment Report by early December then the Panel may be in a position to hold a Determination Meeting before Christmas 2023.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels