

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-309 – Penrith – DA23/0067 – 771-781 Mamre Road, Kemps Creek
APPLICANT / OWNER	Applicant: Willowtree Planning Owner: GPT Platform Pty Limited
APPLICATION TYPE	Yiribana Logistics Estate West – Stage 1 - Earthworks Including Creek Realignment, Construction of Two Warehouse and Distribution Facilities, Signage, Services and Ancillary Works, Road Construction, Tree Removal, Landscaping and Torrens Title Subdivision into Three Lots
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$34,821,827.00 (excluding GST)
BRIEFING DATE	8 May 2023

ATTENDEES

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

DA LODGED & DAYS SINCE LODGEMENT: 6 February 2023 (91 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target timeframe

ISSUES LIST

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

Applicant

- It is noted that whilst invited, the applicant did not attend the meeting.

Council

- Council advised that the applicant has indicated that following consultation with a number of parties (including Sydney Water), modification to the proposed development is likely, however details of such changes are yet to be provided to Council.
- Council identified the following issues as unresolved with potential for requirement for significant modification to the development application:
 - Adherence to Sydney Water's Mamre Road Precinct Stormwater Scheme Plan;
 - The design and delivery of Open Space Edge Road and connection to adjoining northerner site; and
 - Delivery of Collector Road.
- Notification period concluded – no submissions.

Chair

- The panel noted that given uncertainty of extent of changes required to resolve outstanding issues, that the submission and assessment of the development is likely to be premature. It is recommended that Council consider their position and ability to undertake assessment based upon the information currently on hand and consider recommending withdrawal of the application.

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.