

Record of Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-329 – Penrith – DA23/0281 – 80 O’Connell Street, Kingswood
APPLICANT / OWNER	Applicant: Caddens Estate Pty Ltd/Think Planners Owner: 357 Caddens Corner Pty Ltd
APPLICATION TYPE	Staged Torrens Title Subdivision into 235 Lots including Public Roads including Demolition Works, Land Remediation, Civil Works and Landscaping (Stages 1 & 2, Glenmore Park Stage 3).
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$257,725,718 (excluding GST)
BRIEFING DATE	12 February 2024

ATTENDEES

PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Carlie Ryan
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

The Panel was briefed as to administrative matters arising in discussions with Penrith City Council, raised during the regular administrative catch-up meeting with the Planning Panels Secretariat and Chair of the Sydney Western City Planning Panel on 12 February 2024, in relation this DA.

In particular, the Panel noted that a public meeting is required for any determination for the DA due to the number of objections, and general public interest.

The Panel was unanimously of the view that the question of whether a substantial amendment to the Development Application should be allowed pursuant to Section 37 of the *Environmental Planning and Assessment Regulation 2021* should be considered within the context of the public meeting when the public and the Applicant can be heard on the issue.

The Panel reviewed its Record of Briefing of 11 December 2023 and noted what was recorded in paragraphs 13, 14 and 15.

The assembled Panel members agreed that Council should prepare a report for the public meeting. The report should:

- (a) Report on the DA as presently made, noting that if the Council is strongly of the opinion that the development proposed in the present DA is prohibited or is no longer pressed by the Applicant, then the usual comprehensive reporting on the merit considerations of the proposed development might not be required.
- (b) Report on whether any proposed amendment to the DA, should be permitted.

The Panel asked for a minute of its discussion to be provided to the Council and the Applicant.