

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-354 - DA/2023/707/1 – Wollondilly, 101/-/DP1293737
APPLICANT / OWNER	Applicant – LANDCOM Owner - LANDCOM
APPLICATION TYPE	Torrens title subdivision comprising 105 residential lots and associated earthworks, utilities and infrastructure works, stormwater drainage works, and street tree planting.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 8,228,056 (excluding GST)
BRIEFING DATE	25 October 2023

ATTENDEES

APPLICANT	Emily Hou, Aimee Lee, Sama Akram, Craig Hood, Peter Naidovski, Jeff Williams, Nigel McAndrew
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Matt Gould
COUNCIL OFFICER	Bridie Riordan, Aimee Lee, Corrie Swanepoel
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 16 August 2023 (40 days)

TENTATIVE PANEL BRIEFING DATE: 11 December 2023

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Council

- Council referred to its briefing report on the DA, dated 21 September 2023. The report identified several matters that will require resolution before the DA can be determined, including:
 - clarifying the scale and nature of the proposed earthworks.
 - demonstrating that the proposed road works and stormwater management system will comply with the Wilton DCP & WSC Design Specifications.
 - updating the noise assessment to demonstrate that the site is suitable for residential development.
 - demonstrating that the proposed development is permissible in the SP2 zoned land.
 - providing land owners' consent for the DA.
 - confirming that satisfactory arrangements are in place with the Department of Planning & Environment for the proposed development.
- The DA has been exhibited and did not attract any public submissions.
- Council may issue another RFI once it receives responses to all its internal and external referrals.

Applicant

- The proposed development adjoins Stage 1 of the North Wilton Precinct, which was approved before the Wilton DCP came into effect. A key issue for this DA is how to find the right balance between integrating the proposed development (particularly the proposed road and stormwater works) with the Stage 1 development and complying with the requirements in the Wilton DCP.
- The Applicant is confident that it can resolve any outstanding issues with Council over the next few months.

Panel

- The Panel indicated it would like to inspect the site, and that this inspection should be scheduled with the proposed site inspection for PPSSWC-301.

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.