

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-362 - Hawkesbury– DA0266/23 – ‘Jacaranda’ 103 Spinks Road, Glossodia
APPLICANT / OWNER	Applicant: Jacqueline Lukins – Celestino Developments Pty Limited Owner: EJC Glossodia Pty Ltd, Feecha Pty Ltd, Himba Pty Ltd, Rashka Pty Ltd, Printsilk Pty Ltd and Pace Landholdings Pty Ltd
APPLICATION TYPE	The concept masterplan details the staged subdivision of 580 residential lots and associated infrastructure. The proposal also involves Stage 1 preparatory works of the concept masterplan comprising dam dewatering, remediation works, removal of trees and vegetation, bulk earthworks and establishment of Asset Protection Zones. The application has been lodged as ‘Nominated Integrated Development’ under Section 4.49 of the Environmental Planning and Assessment Act 1979 as the proposal requires general terms of approval under Section 100B of the Rural Fires Act 1997, Section 90 of the National Parks and Wildlife Act 1974 and Section 91 of the Water Management Act 2000.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 98,628,660 (excluding GST)
BRIEFING DATE	16 October 2023

ATTENDEES

APPLICANT	Jacqueline Lukins, Vy Allen, Matt Cooper , Katie Waters, Aaron Gray, John, Judie McKittrick, Matthew Scard
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Judy Clark, Jeff Organ
COUNCIL OFFICER	Matthieu Santoso, Matthew Golebioski, Steven Chong
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 15 August 2023 (62 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: 11 December 2023

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided the development's chronology, description of proposed concept masterplan and the proposed development.
- The application is integrated development and the various General Terms of Approval required from NSW Rural Fire Service and Department of Planning and Environment were discussed.
- Jacaranda is the subject of a State and Local VPA which were executed on 24 February 2017 and 30 January 2017.
- The local VPA is being revised and a draft is currently being negotiated with Council to increase the contributions from the existing VPA.

Council

- Council staff advised that they have worked closely with the applicant through the planning proposal stage of the development and they are generally supportive of the application.
- Internal referrals have been sent to engineering, parks and environmental health with responses anticipated by the end of the week.
- External referrals are outstanding, although Council believes they are generally supportive of the application subject to conditions and GTA's being provided.
- Notification occurred from 20/09/2023 to 20/10/2023 - no submission has been received to date.
- Council anticipates a December determination for the application.

Panel

- The Panel Chair requested that Council provide its assessment report by 4th December 2023 to enable a determination on 11 December 2023. The panel chair requested if there is going to be a delay then to advise the secretariat in the first instance.
- The Panel chair noted the matter would likely only need a final briefing in December (no assessment briefing required).
- The panel queried if the proposal is designated development because of the scope of the proposed earthworks and requested this to be clarified.
- The Panel chair noted a site visit would not be required for this application.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues it 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.