

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-365 – Camden - DA/2023/526/1 – 52 Lodges Road, Narellan
<b>APPLICANT / OWNER</b>	Applicant: DFP Planning Owner: Peter Godfrey Moran
<b>APPLICATION TYPE</b>	Demolition, restoration works to a heritage item, site remediation, construction of a hotel, residential flat buildings and associated road access, vegetation removal, landscaping, civil infrastructure and Community Title subdivision.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$107,472,691 (excluding GST)
<b>BRIEFING DATE</b>	23 October 2023

### ATTENDEES

<b>APPLICANT</b>	Peter Moran, Kendal Mackay, John Wittingham, Nadia Zhao, Geoff Hollier,
<b>PANEL</b>	Louise Camenzuli, (Acting Chair), David Kitto
<b>COUNCIL OFFICER</b>	Laura Poulton, Jamie Erken, Adam Sampson
<b>APOLOGIES</b>	Kate McKinnon, Justin Doyle, Lara Symkowiak Ashleigh Cagney
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards

**DA LODGED: 20 September 2023**

**DAYS SINCE LODGEMENT:** Thirty-three (33 days)

**TENTATIVE PANEL BRIEFING DATE:** February 2024

**TENTATIVE PANEL DETERMINATION DATE:** Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant provided a description of the proposed development, heritage significance and site context.
- There is an area of Cumberland Plain Woodland within proximity of the development and a BDAR was submitted in support of the proposal.
- There is a Conservation Management Plan (CMP) (endorsed by Heritage NSW) which guides all future development at the site.
- A draft Plan of Management has been prepared to outline how the hotel would operate.
- The proposal includes Community Title Subdivision to create 3 community development lots and 1 Community Association lot which would make contributions towards the upkeep of onsite heritage items.

### **Council**

- Council outlined the site is listed as a state heritage item (not listed locally) under its LEP.
- Council is still undertaking its preliminary assessment of the application and is waiting on referral responses from external agencies.
- Council advised the CMP would need to be endorsed by the panel if a favourable determination is reached.
- On notification and public exhibition 03/10/2023 – 06/11/2023.

### **Panel**

- The panel requested further clarification on what the new development would look like and for this to be demonstrated in the form of an elevation or walk through to better understand the context.
- The panel queried if the black fences shown were proposed or existing to which the applicant advised they're existing on site.
- Council advised they are arranging for legal advice regarding Clause 5.10 of the LEP and the application of heritage controls to the site/if the CMP applies to the whole site.
- The panel advised a site inspection would be necessary after the completion of public notification.
- The panel agreed a mid-assessment briefing/site visit would be beneficial for this development.
- The panel requested to be updated once the legal advice is received and if there are any major issues identified in the referral responses.
- The panel tentatively identified February for a final briefing.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional

information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

**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.