

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-377 – Camden – DA/2023/632/1 – 751 The Northern Road, Bringelly
<b>APPLICANT / OWNER</b>	Applicant: VE Estate Developments Pty Ltd Owner: D. Vitocco Constructions ATF The Vitocco Family Trust
<b>APPLICATION TYPE</b>	Staged integrated housing development comprising of demolition, Torrens title subdivision to create 257 residential allotments, 8 lots for future development and 5 lots for open space and drainage, construction of 60 semi-detached dwellings, 4 dwelling houses and 3 garage studios, road construction and associated site works.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$ 8,930,000 (excluding GST)
<b>BRIEFING DATE</b>	29 January 2024

### ATTENDEES

<b>APPLICANT</b>	Haydn Dayes, Mark Couter, David Taylor, Lachlan Rodgers
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli
<b>COUNCIL OFFICER</b>	Nicholas Clarke, Adam Sampson
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 10 November 2023 (81 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement for additional briefing to be assessed after responses to RFI's received.

**TENTATIVE PANEL DETERMINATION DATE:** Last week in April 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- Applicant provided an overview of the site context and proposed development:
  - integrated subdivision in two stages
  - creation of 257 residential allotments, eight (8) lots for future development and 5 lots for open space and drainage
  - demolition, construction, road works and site works associated with the subdivision
  - construction of 60 semi-detached dwellings, four (4) detached dwelling houses and three (3) garage studios
  - provision and embellishment of passive and active open space
  - provision of 74 Building Envelope Plans.
- Proposed open space is more than required.
- Development proposes some super-lots, set aside for future development/applications.
- Aboriginal heritage impact permit (AHIP) is required.
- There are acoustic requirements for lots fronting the sub-arterial road.
- Some inundation in probable maximum flood event, which has been addressed in application documentation.
- Sub-arterial road not proposed to be constructed as part of the current Development Application. The road is proposed to be delivered by a neighbouring development, which will be subject to a future Development Application. Proposed subdivision will not be registered until this road is constructed.

### **Council**

- Public notification finished 16<sup>th</sup> of January. One submission received, which raises issues around maintaining existing ROW that they currently benefit from. Council working with landowner to extinguish these right-of-carriageways (ROWs) prior to subdivision being registered. Also raised potential impacts to existing agricultural activities (grazing) and boundary interface treatment.
- Awaiting referral responses from NSW Heritage, RFS, DPE Water and Sydney Water and some internal ones.
- TfNSW referral responses raises some concerns and requests additional information.
- Council raises no issues with the open space embellishment proposed.
- Council noted that the proposal is generally consistent with the Indicative Layout Plan (ILP).
- Council clarified that the park is proposed to be dedicated to Council and completed via a works-in-kind agreement.
- Council advised RFI currently being prepared, anticipated to be issued to applicant within a couple of weeks. Council anticipates a late April determination for the application.

### **Panel**

- Panel Chair noted that it is usually the case that right of ways cannot be built over, and ordinarily would need to be released or appropriately varied prior to development

being approved to commence which would be inconsistent with the easements. This needs to be resolved prior to any approval being issued or a condition of consent being imposed requiring their extinguishment. One approach might be to grant development consent with a condition that the development is not to commence until the easements are released.

- The Panel Chair requested that Council advise the applicant what developer contributions are proposed to be conditioned sufficiently in advance for any disagreement to be resolved prior to determination.
- The Panel chair noted the matter would likely only need a final briefing (no assessment briefing required), but asked for advice as to any significant issues remaining after RFI's had been answered so a decision could be made as to whether an additional briefing would be required.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite any amendments or additional information in answer to Council feedback to avoid delays. The panel may determine the DA 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.