

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-378 – Wollondilly – DA/2023/1020/1 – 15 Janderra Lane, Wilton
APPLICANT / OWNER	Applicant: Risland/Country Garden Wilton East Pty Ltd Owner: Country Garden Wilton East Pty Ltd
APPLICATION TYPE	Torrens title subdivision to create 362 residential lots, 6 superlots, 2 drainage reserve lots, 1 open space lot, 3 landscaped area lots, earthworks including allotment grading and associated inter-allotment retaining walls, street tree planting, embellishment of a local park, associated civil and stormwater works, delivery of essential services and dedication of roads.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$30,483,935 (excluding GST)
BRIEFING DATE	29 December 2023

ATTENDEES

APPLICANT	Steven Johnstone, Kevin Zhu, Andre Byczkov, Nigel McAndrew, Peter Naidovski, Mark Cremona
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Matt Gould, Blair Briggs
COUNCIL OFFICER	Megan Steele, Stephen Gardiner, Tony Blue (consultant)
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 6 November 2023 (85 days)

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

TENTATIVE PANEL DETERMINATION DATE: Late May 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- Applicant provided overview of site context and proposed development:
 - subdivision to create 362 residential lots, including six (6) super lots, two (2) drainage reserve lots, one (1) open space lot and three (3) landscaped area lots
 - earthworks, including allotment grading and associated inter-allotment retaining walls
 - street tree planting and embellishment of a local park
 - associated civil and stormwater works, including WSUD
 - delivery of essential services and dedication of roads.
- Structure Plan and Neighbourhood Plan amended last year. Amendments enable the proposed subdivision. Site identified in Stage 2 area in Structure Plan.
- Road layout in accordance with layouts shown in DCP. Road layout informed mostly by WSUD requirements.
- Fixed driveway locations proposed as part of subdivision in response to WSUD requirements and a desired streetscape/urban design treatment.
- Applicant will consult with Council and TfNSW in relation to matters raised in TfNSW referral relating to intersection performance. The design of the existing intersection (roundabout) accounted for the proposed development.
- The developer has a Service Level Agreement for wastewater infrastructure provision with Sydney Water, which secures capacity subject to upgrades. Applicant acknowledges that upgrades would need to occur to allow the proposed lots to be registered.

Council

- Concurs with the applicant's overview of proposal.
- Noted that a concurrent Development Application for bulk earthworks was lodged with Council late last year. Council needs to confirm what the bulk earthworks application covers, as opposed to the subdivision application.
- Noted that Sydney Water, in its referral comments, has raised issues around wastewater servicing, advising that the existing infrastructure network has capacity issues.
- Council noted that the registration of other subdivisions in the locality have been held up because wastewater infrastructure has not been upgraded yet. Concerned that this development will also be held up at registration stage if Sydney Water does not keep to timelines for upgrades of the infrastructure.
- Assessment staff still waiting on internal referral comments.
- RFI expected to be issued shortly.
- Applicant agreed to the target date of 14th of May for assessment report to be provided to the Planning Panels Secretariat, with a determination meeting targeted for the end of May.

Panel

- The Panel Chair noted issues raised in TfNSW referral response relating to intersection performance and road layout.
- The Panel Chair noted potential ecology issues.

- The Panel Chair queried the ability to determine the bulk earthworks DA independently of the subdivision DA as the bulk earthworks may be affected by the subdivision pattern and associated infrastructure layout.
- Panel raised potential acoustic considerations due to proximity of the proposed development to the Maldon Dombarton rail corridor. The Panel Chair requested that Council confirm if any referral/consideration is required for acoustic matters.
- Chair requested that Council's RFI be issued to the applicant by 16th February.
- Panel Chair requested that Council make the Secretariat aware of any critical issues that arise following receipt of all referral comments and issue of the RFI. Panel Chair requested that the Planning Panel Secretariat check on the progress of the application with Council at the end of March. An Assessment Briefing can be arranged if necessary.

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.