

Record of Briefing

Sydney Western City Planning Panel

BRIEFING DETAILS

BRIEFING DATE	Tuesday, 12 November 2024
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-378 – Wollondilly – DA/2023/1020/1 - 15 Janderra Lane, Wilton

Torrens title subdivision to create 362 residential lots, six (6) superlots, two (2) drainage reserve lots, one (1) open space lot, three (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.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Helena Miller
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Tony Blue
APPLICANT	Sen Thangavel, Peter Naidovski
PLANNING PANELS	Renah Givney

KEY ISSUES DISCUSSED

A. The impact on planning for bushfire considerations on present canopy cover standards

1. The Panel was presented with a lengthy correspondence history involving the RFS, Council and the Applicant in relation to a conflict between canopy targets aimed at greening and cooling future development of the Wilton Growth Area and APZ requirements identified in Planning for Bushfire Protection 2019 (PBP).
2. The Panel understands that the RFS and the Council are both open to a compromise solution based on a performance-based design.
3. The resolution of the conflict of the two important design goals for this site may have resonance for the assessment of other projects in the Wilton Growth Area. Similar issues are likely to continue to arise other growth areas in Sydney. At the same time, the Panel is concerned that the issue does not protract the time for determination of this DA which is already outside the targets adopted for Regionally Significant DA's.
4. To progress resolution of the issue the Panel requested that the Applicant is to provide an update to the Panel of its bushfire planning proposal and the status of discussions with the RFS. The Council will provide an update of any progress in its consideration from what is reported today's meeting of the Panel. The Panel will then consider whether any further action if required to ready the DA for prompt final determination.

B. Filling of the site

5. An earlier proposal to fill the site with a by-product of the coal mining industry is not to be progressed. Updated plans to reflect this will be provided.

C. Water Sensitive Design

6. The Applicant advised that it had accepted and would comply with Council's DCP with respect to water sensitive design.

D. VPA

7. A meeting with Council is to be convened to agree on the terms of the VPA.

E. Sydney Water

8. The Applicant advised that it is in communication with Sydney Water in relation to progress with the upgrade of the Bingara Gorge Water Resource Recovery Facility which is currently not proposed to be completed until 2027. The Panel noted its principal concern being that purchasers of any sales off the plan of the subdivision are not given unrealistic expectations of the time at which the new allotments can be occupied.

F. Next Steps

9. The Applicant advised that it would reply to Council's most recent RFI with supplementary and updated material by 30 November 2024.
10. The Council expects it can then respond to the Applicant as to whether the updated material is sufficient by 16 December 2024 and will also notify the Panel through the Secretariat as to progress.
11. On that basis it is expected that a determination briefing can be convened in late February 2025.

PRELIMINARY BRIEFING – 29 JANUARY 2024

KEY ISSUES DISCUSSED

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.