

BRIEFING DETAILS

BRIEFING DATE	Monday, 17 February 2025
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, 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.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Tony Blue, Corrie Swanepoel
APPLICANT	Sen Thagavel, Peter Naidovski
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

From the discussion at the briefing, the Panel understands:

- The Council is satisfied in substance that the proposed subdivision is acceptable having regard to its s 4.15 assessment.
- Council's Development Contribution Team is satisfied that the letter from Risland dated 26 November 2024 has been accepted by Council is an acceptable offer.
- Council's practice is to refer proposed VPA offers to Council before they are relied upon for the issuing of a development consent.

- d) An issue remains in relation to the uncertainty arising from changes in the DA material and contour maps supplied by the Applicant as they record the existing topography of the site and the final landform. That is a significant issue because of the substantial quantities of material that will need to be relocated to achieve the finished levels the Council understands to now be proposed, and the earlier proposal to import an inert stream of waste from the coal mining industry which (the Panel understands) is no longer proposed.
- e) The Applicant has advised it can submit a resolved set of engineering drawings sufficient for the Council to understand the existing surveyed landform contours, and the works proposed to achieve the proposed development levels within 14 days (by 3 March 2025). If that supplementary material is in order the Council expects that a determination report including proposed conditions can be available by 17 March 2025.

The Panel observed that s 7.7(3) permits a DA to be approved including a condition requiring a VPA to be entered into where the condition requires a planning agreement that is in the terms of an offer made by the developer. It is not necessary for the Panel to determine the DA for the terms of the VPA to have been accepted by the elected Council, as entry into the VPA can be conditioned in accordance with s 7.7(3).

The Panel requested the DA be reported to the Panel for determination as soon as is feasible, allowing for the above matters to be resolved.