

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC - 422 – Penrith – DA24/0294 PPSSWC - 418 – Penrith – DA24/0330 221-227 LUDDENHAM ROAD ORCHARD HILLS Lot 2 DP 1293805
APPLICANT / OWNER	Applicant: HB & B PROPERTY PTY LTD Owner: Atilol Holdings Pty Limited
APPLICATION TYPE	PPSSWC-422: Subdivision (9 lots), including bulk earthworks, new roads, dam dewatering, vegetation removal, landscaping, utilities, and basins
APPLICATION TYPE	PPSSWC-418: Construction and Use of a Warehouse and Distribution Facility and Associated Works, Including Subdivision, Weighbridge, Site Preparation, Car Parking, Landscaping and Signage.
REGIONALLY SIGNIFICANT CRITERIA	EDC >\$30 million
EDC	PPSSWC-422 - \$36,519,853.00 (excluding GST)
EDC	PPSSWC-418 - \$47,465,142.00 (excluding GST)
BRIEFING DATE	15 July 2024

ATTENDEES

APPLICANT	Danny Kataieh (proponent), Bruce Colman (Planner), Anthony Kong (Planner), Taylah Brito (Planner), Nick Heazlewood (Civil Engineer), Craig Sims (proponent)
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Carlie Ryan and Ross Fowler
COUNCIL OFFICER	Gavin Cherry, Jake Bentley and Katelyn Davies
CASE MANAGER	Renah Givney
PLANNING PANELS TEAM	Tim Mahoney

DA LODGED: 29 April 2024

DAYS SINCE LODGEMENT: 64 days

TENTATIVE PANEL BRIEFING DATE: 18-22 November 2024

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant gave an overview of the site, history, and proposed developments. Specifically:

PPSSWC-422:

- Subdivision of the site into 9 lots, involving:
 - clearing of bio certified vegetation within the development footprint
 - bulk earthworks for the entire estate
 - construction of the main internal estate road, including footpaths, cycleways and street landscaping
 - flood storage basins in the northwest corner of the site
 - water quality (bioretention) basins, on-site detention basins and water storage basins, and
 - new services reticulation within the road reserve including water, sewer, electrical and telecommunications.

PPSSWC-418:

- Subdivision of Lot 4 into two smaller land parcels.
- Construction of a purpose-built warehouse and distribution facility, primarily used for storage of bulky and sensitive/fragile products, involving:
 - a total GFA of 38,500
 - ancillary offices and amenities
 - installation of an in-ground weighbridge
 - separate truck entry/exit to car parking
 - provision of hard stand driveways and parking areas around the building
 - provision of 222 parking spaces, and
 - 24/7 operation.

Council

- Council is still undertaking its assessment.
- Council confirmed site not connected to reticulated sewerage system. Council is waiting on additional information regarding wastewater management for the development.
- Council raised that there are staging considerations that will need to occur to ensure that that any development consents issued can work together.
- Council has tentatively earmarked November for determination and does not anticipate another briefing is required.
- Council anticipates both DA's can be ready at the same time.

Panel

- The panel enquired about the possibility of imposing a condition on any development consent issued requiring the design and implementation of waste water system prior to the issue of an occupation certificate.
- The panel chair advised the third week of November (18-22) as a determination date, with a possible update briefing to be held at the end of September.
- 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 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.