

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-445 - Wollondilly - DA/2024/694/1 - 30 Pembroke Parade, Wilton
APPLICANT / OWNER	Applicant: Stephen McMahon - Inspire Planning Owner: Coles Group Development P/L
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$32,020,000.00 (excluding GST)
BRIEFING DATE	12 November 2024

ATTENDEES

APPLICANT	Stephen McMahon, Andrew La Martina
PANEL MEMBERS	Justin Doyle (Chair), David Kitto and Helena Miller
COUNCIL OFFICER	Natalie Knapp, Bridie Riordan, Ben Gibbons, Michael Buckley and Mohammad Salam
CASE MANAGER	Renah Givney
PLANNING PANELS	Renah Givney

DA LODGED & DAYS SINCE LODGEMENT: 27/8/2024

TENTATIVE FURTHER BRIEFING DATE: March 2025

The Chair welcomed everyone and explained the purpose of the briefing.

The **Applicant** made a short presentation on the DA. It advised the Panel that the approved DA for a shopping centre on the site was not suitable because it was comprised of 1,600 m² of small shops and was not viable in the current market. The new scheme includes a Coles Supermarket and Liquorland with only 400m² of speciality shops spread over 3 shops. It also seeks to pull the building out of the ground to reduce construction costs and enhance the quality of development along Greenbridge Drive by including alfresco dining areas.

Council referred to its briefing note which identified the key issues for resolution before the determination of the DA.

The **Panel** noted that Council and the Applicant are working together to resolve the outstanding issues.

Key issues discussed at the meeting were:

- **Design of the building and landscaping:** the design of the building can be improved substantially, particularly the elevations of the building to all four street frontages. This includes:
 - Greenbridge Road elevation: improving the relationship of the development with the proposed communal open space/plaza and the open space along the road and strengthening the design treatment of both the north-western and north-eastern corners of the building
 - Pembroke Parade elevation: breaking up the bulky wall of the supermarket, including the potential inclusion of public art, to improve the articulation and activation of the street frontage
 - White Street (South) elevation: improving the relationship of the development with the existing open space on the other side of the road, and in particular the design treatment of the proposed loading dock
 - White Street (East) elevation: improving the relationship of the development with the lower density residential development on the opposite side of the street and introducing measures to soften the presentation of the car park to these residences
 - Landscaping: improving the landscaping both on and around the site, particularly to soften views the proposed car park, including increasing the planting on the upper level of the car park.
- **Traffic and parking:** this includes resolving
 - the potential conflict between the new access off Greenbridge Road and the existing pedestrian crossings
 - the loss on on-street on Greenbridge Road and investigating whether this could be replaced by embellishing the parking on White Street
 - the management arrangements for the structures in the proposed alfresco dining areas, which intrude into the road reserve along Greenbridge Road
 - the proposed roundabout changes at White Street and Pembroke Parade.
- **Landowner's consent:** The current plans to be corrected to resolve the outstanding landowner's consent issue.

Next Steps

- The Applicant to provide amended plans for the development to Council with the outstanding information requested by Council by the end of November 2024
- The Applicant is to consult with Council on the traffic-related issues associated with the new access of Greenbridge Road and proposed alfresco dining areas as soon as possible so the matter can be considered at the first meeting of Council's Traffic Committee in February 2025.
- Council to complete its assessment report and report to the Panel so the DA can be determined in March 2025.

Note:

Council is yet to undertake a full assessment of the application. This record is not a final list of the issues Council 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.