

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 December 2024, 10:30am – 11:30
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-448 - Camden - DA/2024/458/1 - St 1 and 10 - 773 and 877 The Northern Road, Bringelly - Construction of a staged development, involving Torrens Title subdivision to create 246 residential lots, 13 super-lots and three (3) residue lots, construction of 30 dwellings houses, six (6) semi-detached dwellings, 53 attached dwellings and one (1) studio dwelling, strata subdivision, road construction, construction of a basin and associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Sue Francis, Michael Mantei
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jamie Erkin, Ryan Pritchard, Jessica Mesiti, Jordan Soldo
APPLICANT	Mairead Hawes, Trevor Jensen, David Hili
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

KEY ISSUES DISCUSSED**Council Briefing**

- The application involves a proposal for 80 dwellings in total, along with collector roads.
- Council noted that there is a proposed letter of commitment between the applicant and the resource recovery facility, requiring a reduction in odour impacts caused by the resource recovery facility. The intention is that this requirement be satisfied via a deferred commencement condition/Grampian condition. A deferred commencement condition is also likely for construction of the access road.
- The Panel noted that, as the site has been rezoned, the EPA should be approached to take steps to regulate the resource recovery facility to prevent offensive odour. As odour units cannot be modelled, the only option is to require changes to waste storage at the resource recovery facility itself.
- Bulk earth works and remediation of contaminated land (including PFAS) are presently being assessed under a separate DA. This application is also addressing potential European (Mayland Homestead) and Aboriginal heritage impacts.
- External referrals have been sent to DEECW, RFS and TfNSW. Sydney Water has no objection to the development, but has indicated that sewer will not be available to 2025/2026. Arrangements for

Planning Panels Secretariat

appropriate access to water and wastewater will be addressed by a usual requirement for a s.73 certificate.

- A DCP is to be prepared for all land that fronts the heritage curtilage and the battle axe handle for the homestead. The DCP is not expected to be adopted until April/May 2025/26. This DA may not be able to be determined until that DCP is adopted or it is close to finalised.
- Council anticipates issuing an RFI in the next few days.

Applicant Briefing

- The site is located about 8km south of the new airport and 5km from Bradfield City Centre.
- The Applicant outlined that the development is part of the Lowes Creek Maryland Precinct, for which ~7,500 homes are proposed.
- Maryland Estate is a JV between Cameron Brae and Vitocco Enterprises.
- One of the key elements of the estate is the State heritage items that exist on the land. This includes the Marylands Homestead, the Lower Gatehouse, the Southern Workers Cottage, the Upper Gatehouse, Upper Workers Cottage and Guesthouse.
- The current application is for the first stage of the 15 stages of the precinct development proposal as outlined in the indicative layout plan for the Lowes Creek Maryland Precinct, for which ~246 torrens title lots are anticipated.
- North of the heritage curtilage will be a retail precinct and town centre (to model the look and feel of the Grounds of Alexandria).
- The development fronts the heritage curtilage area.
- Attached and semi-detached dwellings and studios are proposed.
- The proposal meets the minimum density requirements. Associated with this are the road works, street tree planting etc.
- The aim is to achieve 70% canopy cover within residential streets.
- Several road typologies are proposed.
- Various specialist reports have been obtained, including contamination, heritage, traffic, acoustic, bushfire, salinity etc.
- Odour issues are to be resolved prior to determination.
- Considerable effort has gone into design guidelines and architectural language to respond to the existing heritage buildings. Compliance with the design guidelines will be required by way of a covenant on title.
- A condition of consent will be imposed to ensure compliance with any covenant(s).
- The Panel chair noted that the staging of recreational infrastructure will need to be considered for the precinct. An offer to enter into a VPA is being prepared for discussion with Council in this regard.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MAY 2025.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels