

Record of Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-490 - Hawkesbury - DA0409/24 - 361 Spinks Road, Glossodia
APPLICANT / OWNER	Applicant: Michael Johnson – Trustee for Pace Land Holdings Trust Owner: Pace Land Holdings Pty Ltd, Printsilk Pty Ltd, Himbla Pty Ltd, Rashka Pty Ltd and Feecha Pty Ltd
APPLICATION TYPE	The staged subdivision of existing Lots 205 – 207 and 210 DP1268299 to create 256 Torrens Title Residential Lots. Civil works associated with the creation of the lots and delivery of supporting infrastructure. The provision of urban infrastructure to the proposed lots including reticulated water, reticulated recycled water, reticulated sewer, electricity, and telecommunications networks. New Public Roads and an intersection (round-a-bout) connecting to Spinks Road.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 31,982,962 (excluding GST)
BRIEFING DATE	25 November 2024

ATTENDEES

APPLICANT	Michael Johnson
PANEL	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Judy Clark, Jeff Organ
COUNCIL OFFICER	Matthieu Santoso, Steven Chong
CASE MANAGER	Tim Mahoney
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 3 October 2024

DAYS SINCE LODGEMENT: Fifty-Seven

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Briefing purpose and process.

Panel

- The Applicant led the Panel through the application including the applicable zoning of different parts of the land.
- The Concept Approval issued by this Panel was reviewed, noting that biodiversity and vegetation management was reviewed at that stage. This application relates to Stages C & D within that concept plan.
- The intersection works were explained noting that the Council and the Applicant remain in dialogue in that regard.
- The RFS and Department of Planning are referral authorities in relation to bushfire affectation and the watercourse adjoining the site, noting the DA is for integrated development.
- An RFI has issued raising issues for landscaping and the proposed intersection, but nothing substantial is expected to emerge in that regard to delay determination.
- Council is presently of the view that the DA is within the scope of the concept approval, and no modification will be required.
- 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 in order 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.