

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 February 2023 – 9.00am
LOCATION	Via MS Teams

BRIEFING MATTER(S)

PPSWES-168 - DA227/22 – Lithgow, Lot 1 DP 1268778 - 10 Col Drewe E Drive, Bowenfels - Subdivision with new roads – staged residential subdivision to create 46 Torrens title residential lots and 1 residue lot for open space.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding Graham Brown Donna Rygate
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Paul Cashel advised that he assisted in the design of the proposal and therefore declared a conflict of interest.

COUNCIL STAFF (APPLICANT)	Lauren Stevens
ASSESSMENT STAFF (DPE Flying Squad)	Ian Clark Ranye Abu Ganaba and Yunna kim (Observers)
DPE PANEL SECRETARIAT	Sung Pak and Suzie Jattan

KEY ISSUES DISCUSSED

- Overall, the proposal is lacking contextual information.
- Uncertainty over zoning of neighbouring sites - clarification on zoning of the subject site and neighbouring sites is required. In particular, to the north-western, south-western and western side of the site.
- Residential subdivision of the adjoining land to the north of the subject site was approved in 2018. More information on the status of this is required.
- Details of any strategic plan or master plan for the locality is required.
- The proposed cul-de-sac at Circuit A appears unnecessary.
- Landscape and Vegetation Plan is pending.
- Aboriginal Cultural Heritage assessment is required.

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- Details of any threatened species. Required.
- Justification for subdivision pattern required, together with any details supporting the demand for the proposed lots.
- Preliminary / Stage 1 of contamination investigation is required.
- Justification for the portion of the land in the south-western corner of the subject land – required for infrastructure or buffer for the larger lots?
- Carparking study - hospital carparking area interacts with residential lots.
- Any subdivision requirements in DCP for R1 zone?
- Adequate information required in the site plan and SEE addressing topography, water flow from the site, etc.

NEXT BRIEFING DATE – WEDNESDAY 22 MARCH 2023

DETERMINATION DATE – To be decided at conclusion of next Briefing