

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 22 March 2023 – 3.30pm
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, Sherilyn Hanrahan
APPLICANT'S REPRESENTATIVES	Angus Scott, Tony McBurney, Andrew Elia and Paul Koen
ASSESSMENT STAFF (DPE Flying Squad)	Ian Clark Ranye Abu Ganaba and Yunna Kim
DPE PANEL SECRETARIAT	Sung Pak and Suzie Jattan

KEY ISSUES DISCUSSED (from the briefing on 21 February 2023)

- 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.

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- Aboriginal Cultural Heritage assessment is required.
- 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.
- Additional matters raised in DPE's *Request for Additional Information* dated 07 March 2023.

The contextual setting and locality information is critical for this proposal. The Panel needs to understand the broad framework of the area including infrastructure and any future services to the community.

The Panel requested the key issues raised at the briefing on 21 February 2023 and the additional matters raised by DPE be addressed by the applicants. The required information is to be provided and uploaded to the planning portal by 19 April 2023.

The updated information and, where appropriate, DPE commentary, is to be presented in a Briefing Report prepared by DPE's independent assessment officers for the Panel's next briefing on 2 May 2023.

NEXT BRIEFING DATE – TUESDAY, 2 MAY 2023

DETERMINATION DATE – To be decided at conclusion of next Briefing