

## Record of Preliminary Briefing Western Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSWES-293 – DA 771/2024(1) – 140 Cadia Road, Springside
<b>APPLICANT OWNER</b>	Jou Jong Joshua and Jessica Crombie
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 6 of the SRD SEPP: Private infrastructure and community facilities over \$5 million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Orange Local Environmental Plan 2011
<b>CIV</b>	\$14,572,404.51 (excluding GST)
<b>BRIEFING DATE</b>	18 March 2025

### ATTENDEES

<b>APPLICANT</b>	Jou Jong, Allen Grimwood, Mishka Talent, Albert Ngo
<b>PANEL MEMBERS</b>	Donna Rygate, Graham Brown, Allan Renike, Melanie McDonell
<b>APOLOGIES</b>	Garry Fielding
<b>COUNCIL OFFICER(S)</b>	Dhawala Ananda, Paul Johnston, Chris Brown
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 14 January 2025

**DAYS SINCE LODGEMENT:** 63 days

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day timeframe

### **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Water NSW has asked that the water course to be shown on the plans prior to providing comment
- Inadequate landscaping screen that will be below the height of the security fence
- Re soil erosion, there will be gravel under the panels, fixed panels and sloping site.
- Council concerns include:
  - visual impacts as part of site is highly elevated
  - impact on adjoining heritage items
  - loss of valuable agricultural land
- Panel issues include:
  - landscaping should obscure the security fence
  - narrow (3m) wide landscaping
  - further detail to be provided on construction noise impacts and amelioration measures for nearest receptors
  - visual impacts

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.