

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-358 – Lithgow – DA007/26 – 33 Magpie Hollow Road, South Bowenfels NSW 2790
APPLICANT OWNER	Applicant: Brad Draper / MAAS Group Properties Veravista Pty Ltd. Owner(s): MAAS Group Properties Veravista Pty Ltd.
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Lithgow Local Environmental Plan xxxx Lithgow Development Control Plan xxxx
CIV	\$69,729,853.70 (excl. GST)
BRIEFING DATE	7 July 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
COUNCIL OFFICER(S)	Lauren Stevens, Sandra Politi
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 28 January 2026

DAYS SINCE LODGEMENT: 160

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 7 July 2026 and notes the following key issues:

- Characterisation of the proposed development, noting that while “*Multi dwelling housing*” is permitted with consent in the R2 Low Density Residential zone, a “*Manufactured home estate*” is a prohibited form of development in the zone.
- Compliance with the relevant provisions of the DCP.
- Appropriateness of proposed dwelling density.
- Proposed staging of the development.

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.