

RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

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| MEETING DATE / TIME | 16 March 2017 12.45 pm to 1.35 pm |
| LOCATION | Wollondilly Shire Council |

ATTENDEES

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|---------------------------------|---|
| PANEL MEMBERS | Sheridan Dudley (Chair) Bruce McDonald Peter Wright Judy Hannan Nicole Gurran – apology Luke Johnson - apology |
| COUNCIL ASSESSMENT STAFF | Shari Hussein Elliott Weston Alexandra Stengl David Henry Stephen Gardiner Ian Berthon |
| OTHER | Suzie Jattan – Panel Secretariat |

CONFLICT ON INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald
- Peter Wright
- Judy Hannan

BRIEFING MATTER

2016SYW110 – Wollondilly Shire Council - DA010.2015.00000935.001, 425 Lot Torrens title subdivision, 7 reserves, 1 residue lot, remediation of land and vegetation clearing in stages, Lot 1 DP 588912, 1-41 Marsh Road, Silverdale

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald
- Peter Wright
- Judy Hannan

KEY ISSUES DISCUSSED

- Flora on the site and bio-banking, south east corner – bio-banking assessment, vegetation. Where possible the Biobanking shall be contained on the site and clearing of vegetation is to be minimised including retention of the CPW snails on site. Greater retention of vegetation within the R2 zoned land is to be considered.
- Biobanking arrangements are currently being reviewed by the OEH and the agreement for the Bio Banking site is to be provided to Council soon.
- Current zoning background
- Sub-division layout/pattern – predominance of east west lot layout – lack of lot size diversity
- Road hierarchy does not encourage small neighbourhood precincts
- Orientation to playing fields and connectivity Warragamba township
- Better residential amenity
- Preservation of the area and the amenity of the area
- Entry to Warragamba township from Production Avenue
- Large number of small lots to be considered facing east west the current road layout does not facilitate an increase in the number of north/south facing lots.
- Water flowing into catchment. Further details are to be provided of the cut and fill to determine the extent of fill.
- Access for children to go to Warragamba school through the provision of cycleways and pedestrian pathway links through the site in the most effective and efficient design.
- The site is not a Heritage item or located in a Heritage Conservation Area. There are three Aboriginal Archaeological items identified on the site.
- VPA – Lot 1 and Lot 2, better integration, pedestrian crossing. Council's Contribution Coordinator is to negotiate a better outcome from the transition from the site to the Warragamba Township.
- Traffic management works – traffic impact assessment for this site
- Aboriginal artefacts – Office of Heritage comments to be provided to the panel