

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 9 March 2022, 10.15 am
LOCATION	Video Conference (MS Teams)

BRIEFING MATTER(S)

PPSSTH-137 – Shoalhaven – SF10633 – 169 Hockeys Lane, Cambewarra – Staged residential subdivision to create 131 Torrens Title allotments, including:

- 130 residential allotments;
- One (1) residue lot; and
- Provision of roads, drainage and utility infrastructure along with associated landscaping works.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks and Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Vernez, Rebecca Lockhart
DPE STAFF (RSD TEAM)	Amanda Moylan, Verity Rollason

KEY ISSUES DISCUSSED

Background to this DA becoming RSD

- Council's approach to public open space provision in the broader Urban Release Area has been to purchase the land to deliver the open space.
- The DA was lodged in 2017. Since that time, Council has purchased a lot that is not within the subdivision, but the bulk earthworks and battering to facilitate construction of Road 6 for the subdivision encroaches onto this Council owned lot.
- Therefore, the DA has become RSD as it is classed as a Council Interest DA with a CIV > \$5 million.

Road access dependent on Staging of nearby development.

- Road access into this development is through the neighbouring subdivision SF10656 onto Moss Vale Road. Approval of SF10656 is required before this DA can be approved. SF10656 is being reported to Council at the beginning of April. If this is approved, PPSSTH-137 is intended to be brought before the Panel for determination.
- Should PPSSTH-137 be approved, it is likely construction would commence in advance of SF10656.

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- The applicant has sought a condition of consent to enable construction of road access via Taylors Lane to allow for access to this site ahead of the main intended access through SF10656. The applicant has requested that this be delegated to Council.
- Council would usually require an easement and then to build, construct and dedicate the road access to Taylors Lane prior to issuing the subdivision certificate.
- Council will review this option.

Tree Removal

- The BDAR identified that Tree #20 needs to be retained (due to the species and size). However, as it is located in the middle of a lot, it is unclear how the tree will be retained.

Contamination:

- The SEE included an initial assessment and found the potential for contamination on the land to be low given its past use (the site was predominantly used for grazing in the past). The site is also not identified on the contaminated sites register. Therefore, it was determined that a preliminary site investigation was not required.
- The Environment Health Officer of Council was satisfied with the details given in the SEE, and recommended to impose a condition of consent to cover the scenario of unexpected contamination being encountered.
- The Panel noted that similar nearby adjacent sites have been given a higher classification (likelihood) for potential contamination.

General discussion

- The subdivision comprises 127 Torrens title allotments, of which 126 are residential and 1 is a residue lot.
- The DA has been referred internally and to external agencies. Referral officers (internal Council and external agencies) raised a number of issues, and the DA has been amended a number of times to address these concerns.
- The DA is classed as integrated development due to the cultural heritage significance of part of the land.
- Council's approach to delivering open space for this area is purchase and to connect/join the land parcels to make a more significant area of open space. This approach is described in the DCP for this area. The developer is not expected to deliver the open space for this DA.
- Council officers are managing the water and sewerage strategy for this area. Council confirmed there is capacity in system for this subdivision. Council have been planning for provision of sewer and water to this area for some time.
- The DA generally complies with Councils DCP for the area, such as for lot sizes and types, biodiversity, open space etc. The developer has applied the 2017 DCP for the area in spite of it post-dating the lodgement of this application.
- The DA identifies a wetland on the southwest of the site next to a drainage reserve, to provide for water quality.

ISSUES TO BE RESOLVED

The Panel seeks further information and clarification of the following issues.

- An explanation of the open space arrangements is required in the Council Assessment report. The panel seeks to understand how open space will be provided to this subdivision particularly given it is likely to be built well in advance of the other stages of the urban release area, including open space facilities.
- A description of how Tree #20 will be retained on site to comply with the findings of the BDAR is required.
- Confirmation of the low contamination likelihood for the site, with an explanation regarding the different classification given to this land compared with nearby (adjacent) sites.

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- A clear description of the relationship with and impact of this development on the nearby Cambewarra Village.

NEXT PANEL MEETING DATE

The site inspection and electronic determination is to be scheduled for May

Council will need to provide their assessment report at least two weeks prior to the May determination and site inspection date. Provided SF10656 is approved in April, the site inspection can occur with determination for the development. It is noted that the site inspection scheduled for March was cancelled due to severe flooding in the Shoalhaven region.

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