

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 9 March 2022, 11.00 am
<b>LOCATION</b>	Video Conference (MS Teams)

#### BRIEFING MATTER(S)

PPSSTH-138 – Shoalhaven – RA21/1003

41 Main Road, Cambewarra – Lot 4 DP 542936

Staged residential subdivision

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

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

#### ISSUES DISCUSSED

##### *DA Outline*

- The subdivision comprises 258 residential lots, 1 residue lot, all Torrens Title. There is some inconsistency in documentation (which says 276 lots).
- Lot 1 is a superlot/residue lot that includes the watercourse and riparian vegetation, and can facilitate the need for any potential road changes to Taylors Lane.
- Mix of medium density integrated housing lots, standard residential sized lots, and large lots on the northern boundary. The majority of lots are oriented north to south, a small remainder are oriented east to west. This subdivision connects with other subdivisions in the URA.
- The DA is classed as regionally significant as it covers a number of council owned lots.

##### *Public Submissions*

- There were 19 submissions received during public exhibition regarding the development as currently proposed. The DA is the 6<sup>th</sup> DA in the Urban Release Area. It has had quite a lot of community interest as it is closer to Cambewarra Village, which will overlook this subdivision.
- Concerns raised by the community included:
  - environmental impacts on Big Dog Creek
  - impacts on viable agricultural land and potential for land use conflict
  - impacts to biodiversity (many bird species were noted)
  - the lack of shared bike paths and community roads

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- impacts on flood storage and flow on effects, as the subdivision is situated on floodprone land
  - impact on scenic protection.
- There is an intention to re-notify the application after RFIs have been issued and the applicant has responded and amended plans, to allow the community to comment on the revised DA in full.

#### *Status of External Referrals*

- Has been referred to external agencies: NRAR, RFS, Heritage NSW, TfNSW.
- Heritage NSW have responded. They indicated that there is insufficient information for them to assess and determine AHIP requirements. Consultation is still required, which is unlikely to be completed before April.
- TfNSW have responded.
- RFS has not yet responded. The DA proposes that the perimeter roads plus battering shall form part of APZ. The area is located within a grassland fire prone area.
- NRAR have not yet responded.

#### *Status of Internal Referrals*

- All technical responses received, and have been relayed to applicant within RFIs.
- European heritage – found no impacts.
- Environmental Health – requested further information.
- Traffic and access:
  - The DCP intent for this subdivision indicates the need for an access road and roundabout.
  - However, the current DA suggests access will be via the neighbouring subdivision.
  - Within the subdivision layout, the DA adheres to the DCP requirements for road layout, and the lot sizes are equivalent for the expected road traffic.
- Flooding: the land is below the 1% AEP Flood Level (existing, 2050 and 2100) and PMF (noting flood levels in March 2022 are believed to have reached the PMF in the Shoalhaven LGA).
- Scenic Protection: there is a scenic protection area specified in the LEP. The DCP for this area also requires a landscape buffer for the development, to address visual impacts. This C3 buffer also extends along Main Road.

#### *Status of RFIs*

- To date there have been multiple RFIs sent to the applicant. Some responses that have been received are available in the ePlanning Portal. Requests for further information include, among other things:
  - concerns raised in community submissions
  - Heritage NSW's request for adequate information to assess and determine the AHIP
  - Council's Environmental Health unit's request for further information to make their assessment
  - provision of the access road and roundabout that was envisaged in the DCP.

#### **NEXT PANEL MEETING DATE**

**The site inspection and next briefing is to be scheduled for May.** It is noted that the site inspection scheduled for March was cancelled due to severe flooding in the Shoalhaven region.

**Determination timeframe: June at earliest.** This is because RFIs and referrals are still outstanding, and re-notification of the development to the public is also required.

#### **Planning Panels Secretariat**

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