

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 October 2022, 9:15am – 9:45am
<b>LOCATION</b>	Microsoft Teams

#### BRIEFING MATTER(S)

PPSSTH-172 – SNOWY VALLEYS – DA2021/0257 – Miles Franklin Drive Talbingo – Talbingo Masterplan DA Considered State significant development.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Acting Chair), Susan Budd, Graham Brown
<b>APOLOGIES</b>	-
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Nick Wilton – Manager Growth and Activation
<b>ASSESSMENT PLANNER (CONSULTANT)</b>	Jeremy Swan – The Planning Hub
<b>APPLICANT</b>	Robert Harwood - Harwood Architects, Dimitri Simons – Ironstone Building, Noel Dona - Keleprojects
<b>DPE</b>	Amanda Moylan

#### KEY ISSUES DISCUSSED

The assessment planner provided a status update of the development application and advised the panel that:

- A formal RFI has not yet been provided to the applicant due to the extensive nature of the development application.
- A RFI has been prepared in draft form for forwarding to the applicant
- There is significant public interest relating to the proposed development, with 37 submissions received during public exhibition of the proposal, the majority by way of objection
- A QS report has been provided and the CIV has been updated to approximately \$427m.

The Council outlined its concerns relating to the development including the compatibility of the proposal with the existing village and inconsistencies of the development with the zone objectives. The Council

indicated further discussion was required with the applicant regarding the intended outcome of the current zoning and supporting provisions.

The applicant addressed the Panel identifying its concerns that it had only become aware of these concerns recently, despite the application having been submitted in November 2021. The applicants provided a background to their pre lodgement discussions with Council.

The Panel raised concerns regarding the suitability of the consideration of the proposal through the Concept DA assessment pathway in the absence of a comprehensive supporting strategic planning framework and given the objectives of the Village Zone. The Panel also noted the inconsistency of the proposal with the Local Strategic Planning Statement and the potential impacts of the proposal on the Talbingo Village.

### **Next Steps**

- The assessment planner will meet with the applicants within 4 weeks of the date of the Briefing g to discuss their concerns and to consider the next steps which may include a written request for further information.
- The Council will provide the Panel an update and time line regarding next steps following its discussions with the applicant.

### **TENTATIVE DETERMINATION DATE IS TO BE SCHEDULED**

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)