

BRIEFING DETAILS

BRIEFING & SITE INSPECTION DATE / TIME	Tuesday, 1 August 2023, 1:45pm – 4:45pm Site inspection undertaken after briefing
LOCATION	On Site at 200 Marshall Mount Road, Marshall Mount,

BRIEFING MATTER(S)

PPSSTH-258 – Wollongong – DA-2023/481 - 200 Marshall Mount Rd, Marshall Mount – Woodville

1. Concept DA - site layout for subdivision of land - Staged Development - eight (8) stages
2. Stage 1- civil works including tree removal, remediation works, dam dewatering and subdivision into 152 lots including 149 residential lots, 1 drainage lot, 1 lot for a community park and Biodiversity Stewardship Area and 1 residue lot.

PANEL MEMBERS

IN ATTENDANCE	Site Visit & Briefing: Chris Wilson (Chair), Susan Budd, Natasha Harras, David Brown
APOLOGIES	Mark Carlon
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site Visit and Briefing: John Wood, David Green, Mark Adamson, David Fitzgibbon, Carla O’Mealey (Nicole Ashton - apology)
APPLICANT REPRESENTATIVES	Site Visit and Briefing: Adam Volpe (Esler), Richard Scheinberg & Sam Scheinberg (Woodcote Developments), David Kettle (DFP Planning), Peter Egerton (RPS), Matt Bressa & Jun Zhuo (GDS)
OTHER	Site Visit & Briefing: Amanda Moylan & Tim Mahoney (DPE)

KEY ISSUES DISCUSSED

The Applicant provided the Panel with details regarding the background to the site and the proposed development and the following matters were discussed:

- Strategic context (Illawarra Shoalhaven Regional Plan) and zoning.
- Design concept and development footprint and its response to site topography, constraints and opportunities.
- Flood studies undertaken to understand riparian values and rationalisation of riparian zones.
- Location of transmission lines and electrical easements.
- Response to biodiversity, ecosystem credits and stewardship arrangements.
- Function of conservation zones.
- ACH – an AHIP will be required to retain, remove, and relocate certain items.
- European heritage.

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- Location of stormwater basin and enhanced storage area.
- Bushfire, APZ locations, and staged implementation of perimeter/esplanade road system.
- Traffic movements and road hierarchy.
- Timing of development relative to broader West Dapto release area.
- Pedestrian movements.
- Servicing strategy and the anticipated availability of Sydney Water infrastructure in 2026.
- Future staging and timing of the town centre.
- Contributions Plan and SIC.
- Clarification of matters to be dealt with through the Concept DA and Stage 1 proposal.
- Proposed use of Concept Plan pathway as alternative to neighbourhood plan pathway consistent with Chapter D16 (neighbourhood plan requirements) of DCP, and level of detail required. Concept approval to be embedded into Chapter D16 of DCP. The Panel noted the development area covers three neighbourhood areas.
- Consistency with density provisions in DCP and proposed splits between low and medium density.
- Consistency of that part of the town centre included in the development with the remainder of the proposed Mount Marshall Town Centre noting the work currently being undertaken by council with all relevant landowners.
- Contamination and remediation proposed during Stage 1. The applicant advised that a PSI has been provided for the whole site, a DSI for specific areas and a RAP has been prepared accordingly.
- Confirmation that flood reliable access to and from the site is available.
- Council suggested the applicants consider the nomination of dual occupancy lots.
- Precautionary concurrence being obtained under *EPBC* Act, noting that the application does not think that the proposal meets the threshold test.
- External concurrence and referrals.
- Status of VPA for works in kind, which is likely to be reported and exhibited prior to determination.
- Exhibition to close on 18 August 2023.

Next Steps

- Status update briefing to be provided by Council post exhibition – placeholder created for 21 November 2023.
- Council to issue RFI once concurrence and referrals (internal and external) have been received.
- Further status update briefing to be provided by Council once all FI is provided by applicant – placeholder created for 13 February 2024.
- Anticipated determination March 2024.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2024

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