

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 December 2023, 10:30am – 12:00pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-258 – Wollongong – DA-2023/481 - 200 MARSHALL MOUNT ROAD MARSHALL MOUNT 2530 - Concept DA - site layout for subdivision of land - Staged Development - eight (8) stages

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Susan Budd, Natasha Harras, David Brown
APOLOGIES	Mark Carlon
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	John Wood, Mark Adamson, David Green, Nina Kent, Carla Omeley, Janelle Johnston, Rebekah Cox
DPE	Amanda Moylan, Tim Mahoney

KEY ISSUES DISCUSSED

Council assessment planners provided an update of the status of the assessment of the application with the following matters discussed:

- Detailed request for information (RFI) was issued to applicant on 1 December 2023 outlining a significant number of outstanding issues that need to be addressed.
- The ability of the applicant to work through the concerns raised in Council's RFI and resolve the outstanding issues within a reasonable timeframe.
- Council is strongly of the view that the application was lodged prematurely and believes the applicant should withdraw the application to address key issues.
- Renotification requirements for any future amendments to the application in response to the RFI.
- Implications of the realignment of ring road on design of the subdivision.
- Outstanding resolution of the proposed planning agreement.
- The need for the applicant to demonstrate that concerns raised by TfNSW have been adequately addressed.
- Council noted that a response to the referral to DPE Water was outstanding and that this was critical regarding riparian encroachments an adjoining watercourse.
- Council noted:
 - the Concept DA is inconsistent with the defined neighbourhoods in the WDCP 2009.

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- the Concept Plan is inconsistent with the draft Marshall Mount Town Centre Master Plan as it relies on low density housing in the town centre area in lieu of medium and high-density residential development required to help activate proposed town centre. It was noted that the draft Marshall Mount Town Centre Masterplan is proposed to be exhibited in December 2023 or early 2024.
- There are critical servicing requirements for Dapto town centre areas that need to be resolved.
- Council advised that the Draft West Dapto Development Contributions Plan 2024 (the Draft 2024 Plan) is to proceed to exhibition in February 2024.

The Panel noted the following;

- The Applicant will require several weeks to work through the RFI letter.
- Council will offer to meet with the applicant to clarify anything in the letter and discuss any issues raised.
- Council will update the Panel with any further communication carried out with the applicant.
- Council has requested the applicant review the town centre component or remove it from the application and continue with the remainder.
- Council is encouraging the applicant to bring the development in line with the master planning process.
- The density around the town centre, landform modifications and alignment of the link road are fundamental issues.

Next Steps

The Panel indicated their preference is for the Applicant and Council to work together to resolve the outstanding issues raised in the request for further information in order to achieve a reasonable planning outcome and to enable the application to progress to determination.

The Panel requested the Applicant be invited to address the Panel and outline how they have responded to the request for further information at a briefing to be held on 13 February 2024.

APPLICANT AND COUNCIL STATUS UPDATE BRIEFING SCHEDULED FOR 13 FEBRUARY 2024.

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