

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 February 2024, 2 – 3.45pm
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	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	John Wood, Kristy Robinson, David Green, David Fitzgibbon, TBA
APPLICANT REPRESENTATIVES	Richard Scheinberg (Woodcote Developments), Sam Scheinberg (Woodcote Developments), Adam Volpe (Esler), David Kettle (DFP), Matt Bressa (GDS), Jun Zhuo (GDS), TBC
DPHI	Amanda Moylan, Tim Mahoney, Tracey Gillett

KEY ISSUES DISCUSSED

Council staff provided a briefing to the Panel which outlined the status of the application and included discussion of the following matters:

- Three threshold issues which require resolution:
 - Final proposed landform and impact of proposed earthworks on topography, vegetation road layout, built form and stormwater (retaining walls, earth works and stormwater and flood management responses).
 - Consistency of proposed Neighbourhood Plan with Town Centre Draft Master Plan (on exhibition to 3 March 24).
 - Western ring road alignment (consistency of north south tie-in).
- Consistency of the Concept DA with Clause 6.2 WLEP 2009 and Section 14 of Chapter D16 WDCP 2009 regarding the information that is required for a Concept DA in lieu of a Neighbourhood Plan.
- Consistency with defined neighbourhoods in Chapter 16 WDCP 2009.
- Request for the ring road to be removed from the from contributions plan.
- The draft VPA offer which has been received by Council. No agreement on the terms of the VPA has been reached to date.
- Housing and Productivity Contributions Order (2023) savings provisions.

- Time frames associated with master planning finalisation and funding.
- Broader strategic issues requiring resolution in the Concept Plan DA to inform the Stage 1 detailed design.
- Consultation – 8 submissions received. Main issues raised related to flood risk traffic and access, site suitability, visual impact, flora and fauna, view loss, construction impacts, staging, transition to adjoining development, security concerns, and impact on property values.
- Council issued a comprehensive RFI on 1 Dec 2023. Applicant provided an initial response on 6 Feb 24.
- Concurrence and referrals:
 - RFS – comments provided for issues to be addressed prior to issuing concept approval. Issues raised regarding broader strategic bushfire matters, access, APZ vegetation management and services. GTAs issued for Stage 1.
 - Sydney Trains – RFI – Traffic Impact Assessment to be updated to address risks associated with level crossing.
 - DPE Water – RFI received 23 Jan 24 – no response to date.
 - Heritage NSW – GTAs issued.
 - TfNSW – does not support proposed development in its current form. Issues raised in relation to the Western Ring Road design, bus infrastructure/servicing for Stage 1 and subsequent stages, Mashall Mt Rd corridor upgrade requirements, broader strategic issues, and the proposed VPA.
 - Sydney Water - waste and wastewater not currently available but detailed planning has commenced.
 - Endeavour Energy – comments provided.
 - Various internal referrals – comments detailed in RFI to applicant 1 Dec 23.

The applicant addressed the Panel and provided details regarding the process for responding to the RFI and discussed the following:

- Open to adopting Councils town centre Master Plan. Council confirmed that if the application was consistent with the master plan it would resolve a key concern with the application. The applicant needs to demonstrate consistency with the Master Plan in particular the densities earmarked for the R3 land within the town centre.
- Landform - acceptability of the final lot grades.
- Realignment of the western ring road - Council indicated it would be open to maintaining the proposed alignment providing it can be demonstrated that there is no impact on neighbouring sites and is consistent with Councils advice.

The Panel:

- Noted that the issues which have been raised by Council and through referrals appear to be capable of resolution.
- Recognised that the applicant and Council are working together to systematically work through the matters raised in the RFI and to confirm agreement with the status of outstanding items and to agree on a timeframe to provide a comprehensive response.
- Requested Council continue to consider the initial response provided by the applicant to the RFI and to prioritise those 23 RFI matters where the applicant has sought clarification to enable the applicant to proceed to provide a formal response to the RFI.

Council agreed to facilitate ongoing discussion between the applicant's expert team members and relevant Council staff for matters which can be closed out concurrent with clarification of the 23 outstanding RFI matters.

FURTHER STATUS BRIEFING DATE SCHEDULED FOR 26th MARCH 2024