



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 1 November 2023, 12pm – 1pm Site inspection undertaken before briefing.
LOCATION	Briefing: Shoalhaven City Council / MS Teams Site Visit: on-site at Depot Road and Rainford Road, WEST NOWRA

BRIEFING MATTER(S)

PPSSTH-304 – Shoalhaven – DA23/1693 – Depot Road and Rainford Road, WEST NOWRA 2541 – Subdivision into 9 x Torrens Title Lots and Construction of 2 x Multi-dwelling Housing Developments

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas Site Visit: Juliet Grant, Grant Christmas
APOLOGIES	Site Visit only: Chris Wilson (Chair)
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Justin Lamerton, Rebecca Lockart, Cathy Bern, Brittany Anderson Site Visit: Justin Lamerton, Rebecca Lockart, Cathy Bern, Brittany Anderson
COUNCIL CONSULTANT ASSESSMENT PLANNER	Briefing and site visit: Angelina Aversa-Morassul (Planning Ingenuity)
APPLICANT REPRESENTATIVES	Briefing (MS Teams): Nikta Pilbala (Colliers)
DPE	Briefing: Amanda Moylan, Tracey Gillett, Tim Mahoney Site Visit: Amanda Moylan

KEY ISSUES DISCUSSED

Council's independent consultant assessment planner provided the Panel with a briefing during which the following matters were discussed:

- Zoning history for the site and strategic planning context.
- RSDA trigger – application when lodged included proposed work on Council land and a CIV > \$5M.
- Proposed staging, multi dwelling housing designs and civil works.
- Concurrent local DAs currently under consideration by Council for super lots 3 and 4 (DA23/1832)
- Pre DA process, noting the documentation provided during this project differed significantly from the lodged proposal.
- Inconsistencies across supporting reports and documentations.

- Internal and external referrals – awaiting responses from both internal and external referrals. Integrated development under s100b *Rural Fires Act* and s91 *Water Management Act 2000* (Controlled Activity).
- Consideration of hollow bearing trees.
- Noise impacts from the metal recycling plant adjacent to the site – acoustic report required.
- Clarification of the location of APZ's.
- *Planning for Bush Fire Protection 2019* proposed performance-based solution for internal and perimeter access roads.
- Inconsistency between BDAR and proposed APZ.
- Urban design and existing road network/pattern.
- Council confirmed the DA has been referred to its environmental team which will advise if a referral is required to BCD.

The applicant presented a broad overview of the proposal.

The Panel raised the following matters:

- Confirmation strata subdivision of multi dwelling housing is not proposed as part of the DA (Subdivision relates creation of 9 Torrens title lots only) .
- Key issues requiring close consideration by the applicant include:
 - Ongoing responsibility for APZ management and the proposed mechanisms to ensure this is tied to the subdivision into the future;
 - Subdivision design, noting the lack of a perimeter road and the ability to provide adequate bush fire protection considering the requirements of *Planning for Bush fire Protection 2019*.
 - Loss of vegetation;
 - Principles associated with vegetation removal including the requirements to avoid or mitigate vegetation loss before offsetting vegetation loss;
 - The relationship between vegetation removal and management and integration with APZ
 - Design and density of dwellings in this location and road design;
 - Landowner's consent; and
 - The assessment of noise impacts noting the adjacent recycling facility and the need for an acoustic report.
- The Panel noted the public notification period will finish on 22nd November 2023.
- The Panel may request a further briefing from Council's independent assessment planner once the notification period has finished and the applicant has provided a response to any RFI issued.

THE PANEL IS WORKING TOWARDS A DETERMINATION IN AUGUST 2024

Planning Panels Secretariat

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