

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 29 May 2024, 1:45pm – 3:15pm
LOCATION	MS Teams
SITE INSPECTION DATE	Tuesday, 21 May 2024, 12pm – 1pm
LOCATION	On-site at 164 Yallah Road YALLAH 2530

BRIEFING MATTER(S)

PPSSTH-338 – WOLLONGONG – DA-2024/152 - 164 Yallah Road YALLAH 2530 - Concept DA - Site layout for subdivision of land Staged Development - Stages 1 - 4 - Residential and Stage 5 - Light Industrial Stage 1 and Stage 1 Residential Subdivision - 61 lots including 54 residential lots, two (2) basin lots, one (1) VMP lot and three (3) residue lots for future stages, tree removal and civil works

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Braiden Buttigieg, John Wood, Mark Adamson, David Green, Jon Bridge Site Visit: Braiden Buttigieg, Mark Adamson, David Fitzgibbon, Richards Adams
APPLICANT REPRESENTATIVES	Briefing: Katrina Griffin (Park Hill Property), Peter Lawrence (GLN Planning), Freddy Liao (Park Hill Property / The Trustee for Yallah Development Unit Trust), Peter Liao (Park Hill Property / The Trustee for Yallah Development Unit Trust), Anton Reisch (ARC Traffic and Transport), Matthew Bressa (GDS), Andy Lau (GDS) Site Visit: John Bisley (Landowner)
DHPI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council's assessment planner provided the Panel with a summary of the preliminary assessment of the application. The following items were discussed:

- Management of contamination.
- Density of development adjacent to town centre
- Vehicle access to industrial area via residential neighbourhood
- Status of internal and external referrals.
- Public consultation process, with two submissions received during exhibition.

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- Outstanding issues including:
 - Further detailed landscape perspectives required detailing retaining walls, detention basin and foot path locations.
 - Referral of Concept DA to DRP.
 - Strategic planning advice relating to provisions of WLEP 2009 cl 6.2 requirements.
 - Consistency of concept plan with Neighbourhood Plan requirements with specific reference to the desire and consequential incentives for greater densities closer to the Town Centre.
 - Traffic requirements regarding BAL on Road 1, the need for traffic calming roundabouts, the maximum traffic thresholds for laneways, the need for the access road to align with the Town Centre bypass on Yallah Road, and the need to address Transport's concern regarding access onto the Princess Highway.
 - Minimum lot size provisions.

The applicant provided a presentation to the Panel which detailed the following matters:

- Overview of the site, its context, and the development proposal.
- Neighbourhood Planning Context.
- Adjoining Land uses, town core and infrastructure provision.
- Key planning controls.
- Housing diversity and residential density.
- Opportunities and constraints and associated specialist reports to support the proposal.
- Traffic arrangements and road design.
- Pre DA consultation and engagement process.
- Stormwater Management.
- Proximity to open space.
- Employment lands.
- Access and staging of access, including intersection considerations.
- Letter of offer to execute a VPA for a pedestrian bridge (outside of development area).

The Panel raised questions regarding:

- Timeframes for construction and dependency on availability of Sydney Water infrastructure.
- Consistent with DCP requirements the delivery of increased residential densities for Stages 3 and 4 through diversity of housing and lot yield (i.e. RFBs) to support the viability of the Town Centre.
- Stormwater Management.

Next Steps

Council anticipates a comprehensive RFI will be completed and sent to applicant by Thursday 20th June 2024.

The Panel requested an update briefing be held once the applicant has responded to the RFI and the Council has had the opportunity to consider the response.

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