



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 16 April 2024, 11:00am – 12pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-343 – Bega Valley – DA2023.351 - Proposal for a Concept Master Plan for the Wolumla Estate Project Area (Stage 1) - 22 Mine Lane WOLUMLA 2550

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Juliet Grant, Grant Christmas, Mitchell Nadin, Russell Fitzpatrick
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Fowler, Fay Stewart (Council Consultant Assessment Planner)
APPLICANT REPRESENTATIVES	Elizabeth Slapp (Planned), Craig Junor (3 Peak Investments - Proponent), Van Osgood (OCRE – Project Engineer)
DPHI	Amanda Moylan

Council

Council assessment staff provided the Panel with a preliminary briefing which included discussion of the following matters:

- Concurrent rezoning to facilitate change to the minimum lot size.
- Servicing and utilities.
- Provision of the draft Wolumla Structure Plan and future strategic planning directions.
- External Referrals – RMS, Bega LALC, Department of Lands, Essential Energy.
- Integrated Referrals - Office of Water, NSW RFS, Heritage NSW.
- Various internal referrals.
- Public consultation (28 days) to be completed by 20 May 2024.
- Outstanding issues including;
 - Progress of concurrent Planning Proposal seeking to reduce minimum lot size within site.
 - Increased traffic generation and capacity of road network.
 - Adequacy of social infrastructure.
 - Management of impact on adjacent Heritage conservation.

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- Management of Aboriginal cultural heritage.
- Bushfire mitigation.
- Impact of proposed earth works.

Applicant

The applicant provided a presentation to the Panel with the following matters being discussed;

- Background to the development and the site.
- Site location, context and land zoning.
- Details of development proposal and staging.
- Summary of specialist reports, investigations and supporting documentation.
- Site constraints relating to biodiversity, ACH and flooding.
- AHIP required for salvage.
- Explanation of justification of proposed lot size less than the LEP development standard:
 - Clause 4.6 report justifying the request for reduced minimum lot size (proposed lots are less than the minimum lot size of 650sqm).
 - Interaction with the concurrent planning proposal, which has not been gazetted particularly the implications for Stage 1.
- Future PP proposed after the Wolumla Structure Plan is adopted to allow for reallocation of land use zones across the site (Wolumla Structure Plan is currently post exhibition)
- Staging program and infrastructure capability.

The Panel

- The Panel questioned the timing of the application, given the south east area of the site is the subject of a future re zoning.
- The Panel requested clarification as to whether there is a prohibition or just a significant departure from the development standard in relation to MLS. The Panel requested Council obtain further advice to confirm whether a valid consent be granted over those subsequent stages until prior to the variation to the minimum lot size being resolved.
- The applicant advised that substages can be removed from the concept master plan if required. Subdivision for residential use could be sought but would require a substantial variation to the minimum lot size which is currently 7ha.
- The Panel acknowledged the applicant's submission that the DA is purely for a concept to guide future stages of development and that the subdivision of subsequent stages would be the subject of future rezoning and separate DAs.
- The Panel acknowledged the applicant's request for a timely determination and noted Council is awaiting responses from agencies responsible for integrated approvals and the completion of the public exhibition.
- The Panel advised of their intention to undertake a site inspection.

TENTATIVE DETERMINATION DATE TO BE ADVISED

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