

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 13 August 2025, 1pm – 2:30pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-437 - WINGECARRIBBEE — DA 25/0241 – OLD SOUTH ROAD and OLD HUME HIGHWAY BRAEMAR 2575— Construction and operation of a seniors housing development comprising 238 independent living units, Torrens Title subdivision, adaptive reuse of Kamilaroi House comprising a sales and information office and new community facilities, associated landscaping and civil works including site grading, road construction, drainage and services.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Stephen Leathley, Chris McCann
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andre Vernez, Bryce Koop, Jon Shillito, Evonne Thorne
APPLICANT REPRESENTATIVES	Ken Franklin (Stockland), Emmerson Ovenden (Stockland), Peter Jobson (GLN Planning), Cameron Vella (Enspire solutions)
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the matters discussed with the applicant and council assessment planners during the briefing. In particular, the panel notes:

- Key issues identified by Council include:
 - Permissibility particularly as it relates to the display homes
 - Design and layout including the scale of retention walls and the provision of community open space and access to the community open space
 - Consistency with planning controls in particular Schedule 4 of the Housing SEPP
 - Noise mitigation and design requirements particularly as it relates to noise from the rail corridor
 - Biodiversity in particular the consideration of koala's and koala habitat
 - Flooding, in particular matters relating to flood free access, shelter in place provisions and the height and function of the secondary pedestrian crossing of the north-south riparian corridor.
 - Waste management
 - The need for a Plan of Management

- The Applicant advised that it was not aware of many of Council's concerns and had not had the opportunity to address these matters.
- In response however, the applicant advised that:
 - There are two access points, a primary path via the public road above the flood level and a secondary path below the 1%. The use of the secondary footpath would be managed to avoid its use during identified flood events.
 - Development is to be consistent with relevant planning controls including Schedule 4 of the Housing SEPP, NCC and BASIX – similar to the applicants Halcyon Gables development in the Hills district.
 - Acoustic consultants have advised that the development meets the requirements with regard to acoustic concerns associated with the rail corridor and dwellings will be built to standard.
 - Council to collect waste (HRV) and the development has been designed to include space to store bins
 - Private open space deliberately condensed to the west to encourage community interaction, and not central due to site constraints e.g. heritage attributes and the location of the riparian corridor. A 12 -seater bus is available to assist the movement of residents.

Next Steps

The Panel urged that both Council and the applicant meet asap to identify their differences and explore options for resolution of key issues where possible. Council to finalise a recommendation asap.