

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 22 April 2025, 1:15pm – 2:45pm
SITE INSPECTION DATE	16 April 2025
LOCATION	Briefing: MS Teams Site Visit: on-site at 231 Sheaffes Road STREAM HILL 2526

BRIEFING MATTER(S)

PPSSTH-471 – WOLLONGONG - DA-2024/899 - 231 Sheaffes Road STREAM HILL 2526 - Concept Development and Stage 1 Application as follows:

- Concept Development seeking consent for road arrangements, heritage curtilage, riparian corridors, future open space, and stormwater infrastructure.
- Stage 1 Development (works) comprising bulk earthworks, demolition, vegetation removal, construction of roads, stormwater, services, associated landscaping, repair and make safe heritage listed homestead and dairy buildings.
- Subdivision - Torrens title - 122 residential lots, four (4) residue future integrated housing residential lots, two (2) drainage reserve lots and one (1) open space lot to be dedicated to Council

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Grant Christmas, Marjorie Ferguson Site Visit: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Marjorie Ferguson
APOLOGIES	None
DECLARATIONS OF INTEREST	Council interest DA Following the site visit, Juliet Grant declared a conflict of interest (Thirdi is a client of Gyde)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Nadir Mian, John Wood, Sasho Srbinovski Site Visit: Nadir Mian, John Wood
APPLICANT REPRESENTATIVES	Briefing: Jason McIntosh (Vara Consulting), Brian Swaine (Thirdi Communities), Florian Caillon (Thirdi Group), Sam Johns (GLN), Alex Gollan (Maker) Site Visit: Brian Swaine (Thirdi Group), Alex Gollan (Maker)
DPHI	Briefing: Amanda Moylan, Nikita Lange Site Visit: None

KEY ISSUES DISCUSSED

Council assessment staff provided a briefing to the panel which included discussion of the following matters:

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- RFI issued to applicant. Request provided is consistent with concept development and stage 1 works and relevant outstanding issues requiring consideration.
- Outstanding external referrals include Heritage NSW, NSW RFS, Sydney Water and TfNSW (Sydney Trains).
- Sydney Trains consulted regarding level crossing arrangements at Kembbla Grange.
- NSW RFS requirements for secondary access currently being considered by applicant.
- Public exhibition completed on 6 February 2025 with 6 submissions received.
- Outstanding key issues for Council include:
 - Stormwater management
 - Creek crossings required for site access from Sheaffes Road and impact of the current design on riparian lands and flooding
 - Pedestrian connectivity to existing and adjoining residential subdivisions
 - Landform changes within C3 lands to address flooding
 - Permissibility of works within the C3 Environmental Management Zone
 - Water cycle and storm water management
 - Lack of detail relating to heritage item and its future interpretation
 - DCP Chapter and defined neighbourhood areas
 - Integration with adjoining neighbourhoods
 - Traffic, transportation, parking and proposed road network.

The applicant provided a presentation to the panel which included a detailed overview of the proposal. The following points were discussed:

- Overall design concept and staging
- Flooding and stormwater management
- Permissibility of the proposed development on the site and consistency with the objective of the zones
- Bridge construction, alignment and site entry
- Historical flooding in area, noting Sheaffes Road is prone to flooding. The majority of the area is subject to frequent flash flooding
- West Dapto DCP flood reliable roads network
- Measures proposed to address lack of flood free and flood reliable access. Council confirmed that it had identified flood reliable roads within the 1% PMF for connectivity across the release area, which would be funded primarily from the collection of contributions ensuring a flood reliable network.
- The flood reliable network would be designed to 1% AEP
- The proposal does not have flood free access in its current form, and a 'shelter in place' solution is proposed until such time as the road upgrades occur
- Compensatory planting and riparian requirements
- Bushfire access options
- The applicant acknowledged competing site constraints and stated that it had worked to minimise impacts and find solutions.
- Compensatory excavation and no net loss of flood storage
- Flood storage

Next Steps

- To better understand the ongoing use of heritage item as part of stage 3, the panel requested a copy of the covenant on the land relating to the heritage item.
- The applicant indicated that it is continuing to work through its response to the RFI and anticipates a final response will be provided to Council by the end of May 2025.
- Council advised that once the RFI is received the application will require re-referral to external agencies.

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- The Panel will set a determination date once an assessment report is made available from Council.
- The Panel encouraged the applicant to continue to work with Council to resolve the matters raised in the RFI.

DETERMINATION DATE TBA

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