

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 17 March 2025, 1:00pm to 2:00pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-434 – Wollondilly – DA/2024/604/1 – Elladale Road, Appin - Concept Development Application Concept Proposal: Appin Release Areas 1, 3 & 4 Stage 1 and Detailed Proposal: Subdivision of Release Area 1 - Part 1.

PANEL MEMBERS

IN ATTENDANCE	David Kitto (Chair), Brian Kirk, Natasha Harras, Matthew Deeth
APOLOGIES	Matt Gould
DECLARATIONS OF INTEREST	Justin Doyle declares a conflict of interest having recently been instructed to act in relation to a property in Appin. Louise Camenzuli declares a conflict of interest having acted for a couple of the relevant land owners in the area.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Tony Blue
APPLICANT	Nathan Croft
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

Strategic Planning

- The Chair noted that this application appears to be out-of-sync with the strategic planning for the area, and that many of the matters raised by the Panel in the previous briefing in November 2024 were still outstanding, including the exhibition of the draft:
 - Precinct Structure Plan
 - Development Control Plan
 - Transport Management and Accessibility Plan.
- The Chair reiterated the Panel's concerns that it could take many months for these matters to be resolved so the DA could be determined and asked the Applicant whether there was any merit in withdrawing the DA and resubmitting it when the strategic planning has been completed.
- The Applicant was adamant that it did not want to withdraw the DA and indicated that it was working with the Department of Planning, Housing and Infrastructure and Council to finalise the strategic planning for the area within the next few months.

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- The Applicant advised the Panel that it is meeting with the Department on 25 March 2025 and expects to have an agreed timetable for the resolution of the strategic planning matters following this meeting.
- The Chair asked the Applicant to write to the Panel as soon as possible following the meeting with the Department and outline the proposed timetable for the resolution of the strategic planning matters.
- Given the lack of progress on these matters since the last briefing, the Chair indicated that a further briefing should be held in late May after the exhibition of the strategic plans to make sure adequate progress is being made.

Concept Plan

- The Panel asked the Applicant why the concept plan DA is required if there will be a site-specific DCP for the development of the land.
- The Applicant indicated that it is seeking to use the concept plan DA to provide greater certainty for the community about how the large site will be developed and to provide greater detail on key matters such as the remediation of the site and integrated delivery of infrastructure for the development.

Developer Contributions

- The Panel asked the Applicant to provide an update on the negotiations to provide developer contributions for the development.
- The Applicant advised the Panel that:
 - Contributions Plan: IPART has completed its review of the draft contributions plan, and the matter is now with the Minister for Planning and Public Spaces to issue a direction to Council
 - State Contributions: the Applicant will pay the required Housing and Productivity Contributions for the land (\$12,000 per lot), but noted that no State investment is likely to be required for the first 5 years of the development
 - VPA: the Applicant has received Council's comments on its draft offer and is hoping to meet with Council as soon as possible to resolve the outstanding matters.

Land Owners' Consent

- The Panel asked the Applicant for an update on the status of providing land owners' consent for the concept plan DA noting that from a review of the material on the planning portal it would appear that several land owners had still not granted their consent for the lodgement of the DA.
- The Applicant indicated that WaterNSW was now the only land owner that had not provided consent for the lodgement of the DA, and that it had recently obtained advice that this consent may not be required.
- The Chair asked the Applicant to do the following by 7 April 2025:
 - provide a table to both Council and the Panel outlining all the land in the concept plan DA area, the owners of this land and whether these land owners had granted consent to the lodgement of the DA
 - ensure copies of this consent are uploaded to the planning portal.

NEXT STEPS: Further briefing to be held in late May 2025 after the exhibition of the strategic plans.

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