

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday, 16 June 2025, 11:00am to 12:00pm |
| 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 Detailed Proposal: Subdivision of Release Area 1 - Part 1.

PANEL MEMBERS

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| IN ATTENDANCE | David Kitto (Chair), Brian Kirk, Natasha Harras, Matt Gould |
| APOLOGIES | Matthew Deeth |
| DECLARATIONS OF INTEREST | NIL |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Tony Blue, Corrie Swanepoel, Aimee Lee |
| APPLICANT | Nathan Croft |
| OTHER | Sharon Edwards, Tim Mahoney |

KEY ISSUES DISCUSSED

- The Chair welcomed everyone and noted that the main progress since the last briefing on 17 March 2025 was that the Applicant had commenced deemed refusal proceedings on 7 April 2025 and that a Section 34 conference is now scheduled for 5 September 2025.
- The Applicant indicated that it had commenced the proceedings on the last day available to protect its rights and that its preference was still to continue to work with Council and the Panel to get the DA approved.
- Council is now preparing a detailed SOFAC for the proceedings and gave the Panel a short summary of the long list of contentions that are likely to be in the SOFAC.
- The Chair noted that the DA was lodged nearly a year ago and that there appeared to have been little progress since then to address outstanding matters. He reiterated the Panel's concerns that this DA seems to be premature. Although the site was rezoned under the Western Parkland City SEPP in December 2023, there are still several key steps remaining in the strategic planning process that will need to be completed before there is a robust statutory planning framework in place for future development, including completing the Precinct Structure Plan, making a DCP and finalising the arrangements for funding and providing future infrastructure and services.
- The Chair also noted that the Applicant had assured the Panel that the exhibition of these key strategic planning documents was imminent in November 2024 and again in March 2025; but that it was now June 2025, and the documents were still not on exhibition.

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- The Applicant indicated that it was up to the Department to exhibit the documents, and that it was still being told by the Department that the exhibition of the documents is imminent.
- It also indicated that since the last Panel briefing it has made some progress towards resolving some of the issues raised by key State agencies, including TNSW, the RFS, Subsidence Advisory NSW, NSW Fisheries, DPI-Water, WaterNSW and DCCEEW.
- After some discussion, the Panel agreed to:
 - Review Council's SOFAC
 - Seek an update from the Department on the progress of the strategic planning matters associated with the DA
 - Consider whether to delay the determination of the DA any further.
- If the Panel decides to determine the DA, then it will notify the Applicant and give it the opportunity to comment on the proposed decision before the DA is determined.
- If the Panel decides to delay the determination of the DA further, then it will schedule another meeting with Council and the Applicant after the Section 34 conference.

TENTATIVE DETERMINATION DATE SCHEDULED - TBC

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