

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 October 2021
LOCATION	Teleconference

BRIEFING MATTER

PPSWES-100 – Griffith – DA185/2021

9-13 Snaith Place, Griffith

38 lots torrens title subdivision including 32 single dwelling lots 3 Multi Dwelling Lots, 2 Open Space Lots & 1 Lot for a Community Centre

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Council nominated members did not participate due to Council interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kerry Rourke, Steven Parisotto
OTHER	Amanda Moylan

KEY ISSUES DISCUSSED

Referral trigger

- DA referred to WRPP - Council interest (Council as developer)

Recent LEP Amendments

- Amendments to Griffith LEP relating to the site have been made and published. The amendments include changes to the minimum lot size and development standard for the subject site (MLS from 600sqm to 400sqm) and adjacent affordable housing site.
- The Panel requested the assessment report detail the provisions of the LEP amendment

Proposed Development

- The DA before the panel is for subdivision and civil works associated with the subdivision and the creation of the basketball court (not the community park).
- The Panel requested the assessment report clearly identify the intent of the DA (subdivision and associated civil works).
- Other components are to be dealt with later as separate DAs (housing and multi dwellings).
- Creation of park and basketball court are to be clarified and addressed. The location of the basketball court is to be provided in the DA documentation.

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- DA is not seeking to create the lots in stages (staging is not proposed as part of the subdivision), however, subdivision and infrastructure works will be completed sequentially.
- Sequencing of development is:
 - Stage 1 includes the basketball court and civil works to create lots 3-10
 - Stage 2 demolition of existing basketball court and other structures
 - Stage 3 roadworks
 - Stage 4 construction of park
 - Stage 5 remainder of development

General

- Development contributions are not proposed to be applied as Council is the developer
- Development complies with the standards in the Griffith LEP including the lot size maps, noting that the residential component of the DCP does not identify a minimum lot width for the area.
- Separate DA for the development of the community facility is currently under consideration by Council
- Council Engineers are satisfied the development meets the requirements of Councils engineering guidelines
- Road construction plans specify road widths and connections with existing road network.
- No submissions were received during the public exhibition period, noting that the community were extensively consulted during the rezoning process.

Flooding and Stormwater

- Council confirmed the site is not mapped as flood affected.
- The Panel requested details in the assessment report around flooding, given the topography of the site. The assessment report should specify flood planning levels relative to the site.
- Council agreed to obtaining a flood report.
- Condition linking down stream stormwater impacts and required works, along with details of the overall stormwater drainage system to be provided in assessment documentation.

Urban Design and public open space

- Urban edge interface between rear of lots and park to be considered and addressed in assessment.
- Opportunities for casual visual surveillance through appropriate fencing at rear lots/park interface to be considered. Details of rear fences, including materials and colours to enhance interface with the park, to be provided.
- Opportunities for visual connection between proposed community centre and the public domain (park).
- The Panel requested the assessment report address the location of the park, playground and active open space areas (basketball courts) relative to residential areas and the impact on the residential amenity.
- Council confirmed that the house design provided in the SEE were indicative only.
- Overall Master Plan exists for the site, and adjacent area, which was created in conjunction with Argyle Housing.
- Council confirmed that the DCP has standard provisions for street trees. Provision of street trees to be a conditioned within the draft consent.
- Pedestrian path/access – clarification of its location and maintenance of connection to Walla Ave to be provided

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: Assessment report to be available to the during week ending 15th October 2021. Meeting date to be scheduled for 26th October 2021

Planning Panels Secretariat

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