

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 19 October 2021 at 2.30pm
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

##### PPSWES-110 – Mid-Western – DA0412/2021

38 Spring Flat Road, Spring Flat

Manufactured Home Estate comprising of 206 dwellings, communal facilities (community centre, lawn bowling green, swimming pool and tennis court) and associated works.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown
<b>APOLOGIES</b>	Russell Holden, Paul Cavalier
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kayla Robson
<b>PANEL SECRETARIAT</b>	Amanda Moylan, Kim Holt

#### KEY ISSUES DISCUSSED

##### *Planning background*

- DA relies on the provisions of SEPP 36 – Manufactured Home Estates
- Previous DA issued on site for Senior Living development (physical commencement established), however, construction has not progressed. Site Compatibility Certificate previously issued for the site in relation to SL development
- Council confirmed that characterisation of the development has been settled
- RSDA provisions triggered through Council ownership of a portion of the road reserve (Council interest CIV>\$5m)

##### *General Discussion*

- Public exhibition
- Access, Flooding and stormwater
- Design and accessibility, considering DA is being marketed to over 55 yr age group
- Community buildings will be accessible
- Certification requirements around components of buildings that are being constructed on site

#### Planning Panels Secretariat

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- Heavy vehicle access
- Fencing
- Planning Portal requirements

### ***Flooding***

- Flood evacuation, access and egress and the presence of secondary access.
- Council confirmed that based on the updated Flood Study, there is an overland flood flow path through the middle of the site. The site effectively becomes an island during certain flood events.
- Clarification of flood free evacuation routes from a flood planning perspective are required.
- Council DA engineers have provided comments on the flooding and the use of the unmade road.
- Council engineers have raised the option of using the portion of the unmade road reserve as a drainage swale.
- Evacuation in a flood event is feasible (timing of flooding via overland flow path)
- Council indicated flooding and evacuation is not of immediate concern
- Council engineers to confirm batters and interface (mounding along northern and southern boundaries) based on storm water strategies. Council to confirm in commentary within the assessment report.

### ***Contributions Plan***

- Council confirmed that the s7.11 contributions plan allows for Council to levy for this type of development (residential development proposing “2 or more beds”)

### ***Development Scope***

- Development is split into 16 stages
- Community centre to be provided during stage 1
- Dwelling designs provided with the package of information supporting the application are indicative only and are not approved as part of any consent. Approval relates to the endorsement of the dwelling footprints and the proposed layout/building envelope having regard to the numeric requirements set out within SEPP 36.
- The Panel requested Council ensure the assessment report detail;
  - Any s82(1) objection under the Local Government Act seeking an exemption to clause 41 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and moveable Dwellings) Regulation 2021 relating to the partial construction of dwellings on site
  - any other areas of non-compliance within the statutory framework (noting a checklist of compliance with the above Local Government Regulation would assist the Panel in understand the broader statutory obligations)

### ***Site Context***

- Land to the south of the site is used for grazing.
- Land to the SW is an educational facility
- Land to the NE is a development site (potential motel development)

### ***Landscaping***

- Revised landscape plan indicates bulk of open space is proposed/meadow grass area
- The Panel requested clarification of the details of the proposed landscaping within setback areas

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### ***Outstanding matters***

- Referral responses relating to servicing
- Detailed design on sewer and water

### ***Time Frames and next steps***

- Council aiming to have an assessment report to Panel by the end of November
- Drone footage and perspectives of the site will be available to the panel this week.
- It is the preference of the Panel to carry out site inspections in person before making determinations to understand site context in relationship to broader area (noting any constraints around COVID arrangements for regional travel)
- Proposed determination and site visit in December

**TENTATIVE DETERMINATION DATE SCHEDULED: December 2021**