

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 26 April 2022, 2.45pm -3.30pm
<b>LOCATION</b>	Ms Teams Videoconference

**BRIEFING MATTER(S)****PPSWES-110 – Mid Western - DA0412/2021**

28 Spring Flat Road, Spring Flat

Manufactured Home Estate (proposed lend lease community)

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>	Sandra Hutton (Acting Chair), Graham Brown Katie Dicker
<b>APOLOGIES</b>	Peter Shelley, Garry Fielding
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Kayla Robson
<b>OTHER</b>	Holly McCann - DPE

**KEY ISSUES DISCUSSED**

- Council provided an update on the status of the application since the Panel was last briefed, as the Panel had understood at the last briefing some 3-4 months ago that an assessment report was imminent.
- The Panel notes that the application has been amended three times by the applicant and accepted by Council under Clause 55 of the Regulations, including to remove works from waterfront land in response to an information request and assessment considerations raised by an integrated referral agency. That applicant decision has generated issues on sewer servicing arrangements and the capacity to accommodate all proposed dwellings and associated facilities and has introduced new lands affected by works to support the proposal.
- The Panel confirmed that servicing of the proposal is a fundamental consideration that should have been considered by the applicant in their decision to amend the proposal in the manner they did. Council, and the Panel as consent authority, need to be satisfied that there are suitable arrangements in place to service the scale and nature of the proposal as proposed.
- The Panel expressed some reservation about the use of deferred commencement conditions other than where Council are satisfied that there is a suitable solution to service the full development as otherwise

being sought to be approved, that simply needs to be documented greater detail and documentation. The Panel is unlikely to support conditions that in themselves give rise to uncertainty in site layout and planning and yield, or the footprint of works (and assessment of their impact) within the site.

- Whilst recognising the value of the additional housing and investment that may arise from this development proposal, the Panel expressed concern about the length of time the application has been in the system and the nature of the unresolved issues that remain.
- The Panel requested that Council assessment staff resolve a servicing arrangement position as a priority, confirm no outstanding matters from internal referrals and **provide an email update to the Secretariat by the 9 May for sharing with the Panel.**
- The Panel has some initial reservations about accommodating further amendment/s to this application (i.e., reintroduce works back into the riparian area or revised site layout for any reduced yield) should that be an applicant response from the servicing assessment position once finalised. In that circumstance, the Panel would encourage the application to be withdrawn and a new application submitted. The Panel *may* also request Council bring forward an assessment report on the application as it currently exists, subject to the email update referenced above.

**TENTATIVE DETERMINATION DATE NOT YET SCHEDULED PENDING A COUNCIL UPDATE TO BE PROVIDED BY 9 MAY 2022.**