

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 21 March 2022 Site inspection undertaken after briefing
<b>LOCATION</b>	Griffith City Council, 1 Benerembah Street, Griffith

## BRIEFING MATTER(S)

PPSSEC-112 – Griffith – DA 137/2009(2) - 77 Mccarthy Road & 2 Smeeth Road Lake Wyangan  
186 Residential Torrens Title Subdivision.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown
<b>APOLOGIES</b>	Christine Stead, Rina Mercuri
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kerry Rourke, Phil Harding, Mathew Yeomans (Habitat Planning)
<b>OTHER</b>	Amanda Moylan

## KEY ISSUES DISCUSSED

- Council provided an update in relation to the status of the application
- Council confirmed that Cardno have been engaged to complete a contributions plan (relating to the whole master plan). Finalised contributions plan to inform the VPA. Condition for the VPA in addition to the contributions. CPI to be applied at the time of payment and mod will update conditions to reflect the CPI on the date of re-issue.
- VPA identifies responsibilities in terms of modification and costs associated with materials for road construction.
- Proposed that costs of road be split.
- Construction standard of proposed road
- VPA anticipated by 4-6 week (end of April, early May)
- Purpose of the modification is to create a VPA to reduce costs of construction works down to 1/2
- Link between public benefit and contributions plan
- The Panel requested that any report that goes up to Council;
  - clarifies the purpose modification.
  - Contains confirmation that the subdivision has been commenced.
  - Upgrade consent to reflect current legislative terms (e.g. s94)
- Reasons for deletion of contamination condition
- Currency of the engineering guidelines referred to the in the draft amended consent

## Planning Panels Secretariat

- s94 contributions and the 2009 consent (Council noted that the contributions plan that was adopted was a s94A plan)
- Confirmation that there is no staging plan (2 commercial and 184 residential lots).
- Request to see the staging plan – to be scanned and uploaded to portal (Council provided the 2020 master plan and zoning map to assist the Panel on site)
- Clarification that the DA only relates to the subdivision (no built forms)
- DA predating of the URA
- Confirmation that DA is in the master plan area - 1400houses in total area.
- Confirmation that the contributions plan is for the whole area
- Site context, particularly in relation to the URA.
- Replacement of condition 13 with actions and recommendations in the Contamination land report

**TENTATIVE FINAL BRIEFING AND DETERMINATION DATE SCHEDULED FOR June/July 2022**