

BRIEFING DETAILS

BRIEFING DATE / TIME	Friday, 23 July 2021
LOCATION	On site and at the Yarrawonga Mulwala Golf Club

BRIEFING MATTER(S)

PPSWES-38- Federation– DA2020/37

North Street and Tocumwal Road Mulwala

Concept Development for Residential Subdivision development total 495 Lots and Detailed stage 1 approval for 106 Lots.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Bill Bott (part only)
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL STAFF	Susan Appleyard (Director Development and Environmental Services) Adrian Butler (General Manager)
DPIE	Amanda Moylan (Senior Case Manager)
APPLICANT	Andrew Mott (Applicant) Leon Gleeson (Owner)

KEY ISSUES DISCUSSED

Servicing

- Clause 7.9 of Corowa LEP - Essential Services provisions
- Role of Council as the water and sewer authority
- Proposed servicing cost breakdown provided to applicant
- Ability of infrastructure to meet future development
- Funding of residual capacity where main size is designed to service the future capacity of the area (1700 lots)
- Funding responsibility for construction of steel main (immediate and long term)
- Mains capacity for current development and required capacity for future development of the growth area (200mm/300mm/450mm steel main)
- Opportunities to recover funds via a Planning Instrument
- Equity and cost share arrangements (cost share ratio) around current vs future servicing capacity
- Funding for works required to service development are not provided within Councils 10 year financial plan
- Public interest
- Reasonableness around cost apportioning for the remaining future 1200 lots and debt sharing

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Voluntary Planning Agreement

- Negotiation process and resolution attempts to date.
- The Panel requested:
 - o clarification of the base requirements for augmentation and servicing for the 500 lot development (stand-alone requirements);
 - o breakdown of the \$5.5m costs;
 - o an indication from the applicants as to whether they agree on the baseline works and costs.
 - o Difference between the baseline works and the broader servicing requirements for future growth and development in the area.
 - o Traffic report to be amended to include what is being offered over and above baseline designs.
 - o Intersection details required to the satisfaction of TfNSW
 - o Details around playground to be provided
 - o Amended plan showing location of neighbourhood shop to be provided

General Matters

- Updating of SEE
- Negotiations with objector around screening. Applicant to provide solution around screening for objector.
- The Panel requested the applicant provide details of a concept plan for landscaping around the boundary also detailing restrictions as to user provisions. Preference for the provision of a vegetation screen on the outside of the fence (e.g. 10m restriction as to user requiring land owners manage screen) as part of the subdivision works.
- Commencement of the Preparation of Councils Growth Management Strategy
- Rezoning of land – growth corridor
- Principles around achieving a better community outcome and public interest

Outcomes and timeframes

- The Panel noted that under cl 7.9 of the Corowa LEP consent cannot be granted without arrangements for the provisions of certain services
- The Panel stressed the need for Council and the applicant to come to an agreement around servicing if the DA is to be approved.
- Draft VPA to be provided to Council for consideration at meeting in late September 2021
- Applicant to provide Council with a draft offer of VPA within 14 days
- VPA to be finalised and provided to Council by 14th September to allow for preparation of reports to the Council for consideration

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE October 2021

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