

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 7 June 2022 Site inspection undertaken before briefing
<b>LOCATION</b>	310 O'Connell Road, Oberon, Oberon Council, 137-139 Oberon Street, Oberon

**BRIEFING MATTER(S)**
**PPSWES-82 – Oberon – DA10.2021.19.1 – 310 O'Connell Road, Oberon**

Recreational Facility consisting of:

- 2 full sized rugby fields
- 1 hockey field
- 3 netball courts
- Licensed Club including change rooms, amenities and tiered spectator seatings
- Walking/cycling perimeter pathway and fitness stations
- Amenities and maintenance facilities
- Car and bus parking facilities
- Children's playground
- Earthworks, stormwater drainage, landscaping and lighting.

**APPLICANT – Oberon Council c/- Damian O'Shannassy, Council Planning and Development Director**
**OWNER – Borg Panels Pty Ltd**
**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Graham Brown (Acting Chair), Brian Kirk and Anthony McBurney
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Clive McCarthy, Lauren Trembath

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Jaclyn Burns (Consultant planner for assessment of the application), Bennett Kennedy (Council planner), Damien O'Shannassy (Council Planning and Development Director and contact for Applicant)
<b>DPE STAFF</b>	Sung Pak

**KEY ISSUES DISCUSSED**

- The applicant sought to change the application from a Development Application to a Concept Development Application as the Applicant is having difficulty in obtaining the additional information to allow the Development Application to be determined.

- Development Approval is required for Grant funding from Regional NSW for the proposed development.
- The Panel noted that this project is linked to a land swap arrangement between the landowner and the Council. The progress (or lack thereof) of those arrangements appears to be impacting on the ability of the Applicant to progress the provision of the additional information requested by Council to enable the proper assessment of this DA.
- The Panel advised that:
  - The amendment of the Development Application to a Concept Development Application has not been accepted and in any event, a Concept Approval does not authorise any works which may affect the Grant funding from Regional NSW. This needs to be clarified by the Council.
  - A Concept approval will still require a greater level of information than is currently provided. For example, a greater understanding of the operation of the Sporting Complex is required to enable sufficient area to be set aside for car parking, whether buses are to be used to transport patrons and whether adequate areas and facilities can be provided to accommodate this, whether lighting is to be provided. These are just a few matters that would need to be addressed as part of a Concept Development Application.
  - The permissibility of the proposed registered club was not established to the satisfaction of the Panel. How is it going to operate? Is it ancillary to the use as a Sporting Complex? Does the application need to be referred to the NSW Independent Liquor and Gaming Authority?
  - Progression of the Development Application has not proceeded in any meaningful way since the earlier briefing on 28 July 2021. While it is not the preferred option, the Panel can direct that a Determination report be prepared for consideration by the Panel. The assessment of the DA would be based on the information available at the time that the report is prepared.
- Prior to determining whether the Panel will direct that a Determination report be prepared, The Panel considered it appropriate to request from the Council how it proposes to progress the Development Application to a determination. Any comments from the Council must be provided within 14 days from the date of this briefing; that is 21 June 2022.