

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 15 April 2019, 11.00am 12.15pm Site inspection undertaken post briefing
LOCATION	Shoalhaven City Council, Ulladulla Service Centre, Deering Street, Ulladulla & Lot 1 DP 780801 Princes Highway Milton

BRIEFING MATTER

2017STH018 – Shoalhaven – RA17/1001 - Lot 1 DP 780801, Lot 1 DP 737576 & Lot 0 DP U3 2224 Princes Highway Milton - Milton Meadows Senior Housing - Retirement Village, 89 Bed single storey Residential Care Facility, 134 Independent Living Units in the form of single storey duplex and triplex dwellings, 133 Independent Living Units over 7 blocks of 3 storey residential flat buildings with underground car parks, 2 storey clubhouse including medical centre, gym, swimming pool, recreational space and restaurant with new road access to Princes Highway and ancillary civil infrastructure

PANEL MEMBERS

IN ATTENDANCE	Pam Allan (Chair), Alison McCabe, Renata Brooks
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Johnston – Senior Development Planner
OTHER	Robert Domm – Ulladulla Service Centre Manager, Cathy Bern – Section Manager - Development Services

KEY ISSUES DISCUSSED

- Roundabout access to the Princes Highway and dedicated internal road
 - Need for amendment to application and public notification of new access to highway
 - Details of any retaining walls/filling etc associated with the roundabout
 - Ecological impacts of roundabout proposal to be addressed
- Applicant's site planning response to the Visual Exposure Map prepared by Lamb & Associates 2005 that was used to approve the enabling clause permitting seniors housing on the site:
 - Reason/Justification for the location and density of proposed development over the site, in particular why buildings have been proposed in locations of higher visual exposure
 - Justification for the proposed loss of vegetation including Hollow Bearing trees
- Visual Impact assessment from the point of view of the two nearest residences at 52 & 60 Winward Way

- Large Fig Tree (*Ficus obliqua*) SE corner of site – proposed road & building envelopes within the 30m Tree Protection Zone.

TENTATIVE PANEL MEETING DATE: 2019