

DATE OF DEFERRAL	Tuesday, 12 February 2019
PANEL MEMBERS	Pam Allan (Chair), Renata Brooks, Mark Grayson, Duncan Gair and Carl Peterson
APOLOGIES	None
DECLARATIONS OF INTEREST	Mark Grayson has worked in the past with the applicants Architect - Marchese Partners Architect - on an unrelated project. The Panel agreed this did not represent a conflict of interest.

Public meeting held at Wingecarribee Shire Council on 12 February 2019, opened at 12:00 pm and closed at 2.15pm.

MATTER DEFERRED

2018STH003 – Wingecarribee – 17/1822 AT 2-18 Centennial Road Bowral (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until the following has been received from the applicant as the Panel did not have sufficient information to make a determination at this time as set out in the following resolution:

The Southern Regional Planning Panel resolves that DA 17/1822 Seniors Housing at 2-18 Centennial Road, Bowral be deferred subject to provision of additional information to address the following issues:

1. Details as to the layout and built form of the proposed Stage 2 East of the internal access road, including proposed setbacks to Centennial Road, trees to be retained and internal access arrangements.
2. Plans indicating which trees on the site are to be retained or removed and their condition in accordance with an Arborist Report.
3. Plan and details of proposed footpath, demonstrating how it will be compatible and consistent with existing footpath network. Options for the footpath upgrade to be identified with Council, including option of extended footpath along Kirkham Road towards Railway Station.
4. Staging Plan showing delivery of infrastructure and works for each Stage 1, 2 and 3 and to be consistent with the concept plan submitted for approval. Details of the operational use and management of community facilities.
5. Amended plans shall be provided which retain all identified medium and high retention value trees along the existing entrance driveway. The new entrance and exit driveways shall be redesigned to ensure no works are proposed within the SRZ of any tree, and that any encroachment into the TPZ (as specified in the report prepared by Eco Logical Australia Pty Ltd, project number 18SUT-11544, version 2, dated 16 January 2019) not exceed 10%. This includes all associated works including cut, fill, excavation, installation of services, stormwater and drainage. Plans to indicate how access will be provided while meeting tree retention requirements.

6. The plan titled Waterbrook Seniors Living Staging Plan shall be amended to ensure no new buildings and/or new roads works and/or associated infrastructure are placed within 10m from the locations of the Southern Highlands Shale Woodlands (SHSW) tree trunks identified by survey and marked on plan.

Following the assessment by Council of the additional matters, including an assessment against SEPP 55 to confirm the suitability of the site; a supplementary assessment report is to be resubmitted for further consideration by Southern Regional Planning Panel at the appropriate time.

When this information has been received, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel notes that the plans should include details of the proposed footpath from Centennial Road to the existing footpath infrastructure in Kirkham Road, demonstrating how it will be suitable for shared pedestrian/ cycle/ mobility scooter traffic and compatible and consistent with the existing footpath network at the point of connection. Options for the proposed footpath should be identified in consultation with Council, including the option of extending the footpath along Kirkham Road from Mittagong Creek towards the Bowral Railway Station.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- Over development of the site
- Impact on the character and amenity of the surrounding area
- Heritage
- Permissibility and strategic planning
- Similar applications in area
- Traffic and access
- Flooding and storm water
- Infrastructure capacity
- Noise
- Ecology
- Residents wellbeing
- Construction impacts

The Panel considers that most of the concerns raised by the community have been adequately addressed in the assessment report. The Panel identified a subset of community concerns and detailed additional issues requiring further information and assessment during the public meeting.

PANEL MEMBERS	
 Pam Allan (Chair)	 Renata Brooks
 Mark Grayson	 Duncan Gair
 Carl Peterson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH003 – Wingecarribee – 17/1822
2	PROPOSED DEVELOPMENT	Concept Plan for Seniors housing and Stage 1 – 52 self-care dwellings
3	STREET ADDRESS	2-18 Centennial Road Bowral
4	APPLICANT/OWNER	Waterbrook Bowral
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million (DA lodged prior to 1 March 2018)
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - Water Management Act 2000 - State Environmental Planning Policy No 55 – Remediation of Land - State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 - State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 - Wingecarribee Local Environmental Plan 2010 - Draft environmental planning instruments: Nil - Development control plans: - Bowral Town Development Control Plan v.9 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 12 February 2019 - Written submissions during public exhibition: 18 - Verbal submissions at the public meeting: - In support – Rosalind Beavis, James Hugh Donohoe, Jannette Gabler, Sue Watkins - In objection – Justin Miller, Graham McLaughlin Richard Stephens (Peter Gabler speaking on his behalf), Gayle McGuinness, Ian Bickerton, Bohndan Bilinsky, Brian Keane - Council assessment officer – Nick Wilton and Daniel Thompson - On behalf of the applicant – Kevin Ryan (Director – Waterbrook), Scott Lee (Planner), Paul Davies (Paul Davies Heritage Architect), Julian Brady (Site Design Studios – Landscape Architect), Paolo Soloto (Marchese Partners Architects)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection and briefing: 26 July 2018 - Final briefing to discuss council's recommendation, 12 February 2019, 10.30am. Attendees: <u>Panel members</u>: Pam Allan (Chair), Renata Brooks, Mark Grayson, Duncan Gair and Carl Peterson <u>Council assessment staff</u>: Daniel Thompson, Nick Wilton, Jason Rothery and Mitchell Cunningham
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report