

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 12:30 – 1:15pm
LOCATION	Video conference

BRIEFING MATTER(S)

PPSSTH-126 – Wollongong – DA-2021/1313 – 17A MURRANAR ROAD TOWRADGI 2518 – Demolition of the existing structures and construction of a seniors housing development of 81 independent living units and amenities including a neighbourhood shop with café and resident clubhouse

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher and Michael Mantei, Cr David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anne Starr, Pierre Panozzo
OTHER	Amanda Moylan

KEY ISSUES DISCUSSED

- Changes in operation of existing SL facility to independent SL living facility.
- Clarification around land zoning and layers.
- Assessment pathway (SEPP or LEP given flood prone status). Has implications for development as currently proposed.
- Vegetation retention and removal.
- Exemption from contributions.
- De-intensification of use.
- Stormwater drainage.
- Aboriginal heritage.
- Acquisition of Council land
- Proximity to neighbours – potential privacy/overlooking issues

Pedestrian access arrangements

- Options around ongoing ownership/management status of footpath including right of way, easements, 88b restrictions and boundary adjustments.

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Flooding

- Permissibility of proposed facility given land is flood prone.
- Flood water velocity.
- Impact of flooding on floor levels and built form.
- The Panel requested clarification around the permissibility of the use considering the DCP provisions for critical utilities facility on flood prone land.
- Implication for internal building floor levels due to flood liability.

Next steps

- RFI to applicant.
- Clarification to be sought from the Applicant regarding timing of its response to the RFI.
- Panel to await response to RFI letter.
- Panel supports Council in requesting the Applicant withdraw the application should the significance of the flooding issues be confirmed.
- The Panel indicated that it would proceed to determine the application if information is not received within an appropriate time frame.

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBC

Planning Panels Secretariat

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