

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 30 May 2023, 2:00pm – 2:40pm
SITE INSPECTION DATE/TIM	Tuesday, 30 May 2023, 10.30am – 11.00am
LOCATION	Site inspection: 63 Ocean St Merimbula Briefing: Bega Valley Civic Centre

BRIEFING MATTER(S)

PPSSTH-173 – Bega – DA2021.333 - 63 Ocean Drive and 460 Arthur Kane Drive Merimbula 2548 – 27 townhouses with attached garages and 32 apartments with basement garages.

PANEL MEMBERS

IN ATTENDANCE	Briefing and site inspection: Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	Russell Fitzpatrick, Mitchell Nadin

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Mark Fowler, Cecily Hancock
OTHER	Briefing and site inspection: Amanda Moylan (DPE)

KEY ISSUES

- The Panel undertook a site inspection and noted:
 - Potential impacts at the boundary interface with neighbours and the street
 - Offsite impacts through creation of the proposed APZ
 - Proposed vegetation removal
 - Vehicular access via Ocean Drive
- Council assessment staff provided a status update of the assessment of the application and provided details regarding:
 - Concerns raised in public submissions
 - Internal and external referrals
 - Cultural heritage noting additional reporting is being undertaken by applicant to address requirements of Heritage NSW. No GTA's issued to date
 - Assessment of traffic impacts on Ocean Drive
 - Justification for additional Floor Space Ratio (Clause 4.6)
 - Justification for Height of Buildings (Clause 4.6)
 - Correspondence advising applicant of non-support of application and request to withdraw DA.

Planning Panels Secretariat

- The Panel noted the matters raised by Council and the Panel in its previous briefing held on 22nd November 2022. The Panel reinforced its concerns regarding the density, bulk, and scale of the development.

Next Steps

- The Panel requested the Council prepare an assessment report for consideration and determination by way of a Public Determination Meeting to be held on Friday 28th July 2023.
- The Public Determination Meeting is to be conducted via video link.

PUBLIC DETERMINATION MEETING TO BE SCHEDULED FOR FRIDAY 28TH JULY 2023

Planning Panels Secretariat

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