

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 September 2022, 10.30-11.45am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-175 - PAN-125770 – Wingecarribee – DA-22/0214 - 8 Wisemans Road, Bowral - 81 unit self care seniors living development across 7 stages

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Julie Walsh, Michael Mantei
APOLOGIES	Stephen Leathley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nancy Sample (WSC), Jeremy Swan (The Planning Hub), Lachlan Rodgers ,(The Planning Hub)
OTHER	Amanda Moylan, DPE

KEY ISSUES DISCUSSED

- Council provided a summary of the application which included:
 - Overview of the application, site location and context
 - Background to the assessment of the application to date
 - Details of RFI dated December 2021
 - Background to rezoning of the site including the Master Plan and Rezoning Review process (RR_2018_WINGE_001_00) and previous L&EC proceedings relative to the adjoining Pepperfield Estate
 - Statutory assessment framework, noting the application was made prior to the introduction of SEPP (Housing) 2021, and the provisions of SEPP Seniors Living (2004) do not apply due to the site being located within a drinking water catchment
 - Late referral to Panel due to confirmation of CIV>\$30m trigger in QS report
 - Significant public interest (>40 submissions)
- Council advised the Panel that they are in the late stages of assessment with internal and external referrals and public exhibition completed.
- High level issues discussed include:
 - Zoning (C3) character, intent of zoning and the intent of the PP relating to the rezoning of the site

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- Compatibility of scale and intensity with existing development and the character of the area
 - Development footprint
 - Acoustic and visual privacy
 - Increased density having regard to zone objectives
 - Location of the site having regard to accessibility and proximity to services
 - Accessibility and permeability to and within the site
 - Poor road design
 - Consistency and continuity of development footprint and set backs
 - Lack of community facilities and public infrastructure within the site
 - Minimal social impact assessment noting lack of SIA requirement in the Wingecarribee DCP
 - SEPP(Resilience and Hazards) 2021 requirement for preliminary site investigation given change of use
- Council indicated that a significant redesign would be required to address outstanding issues associated with the DA
 - The Panel acknowledged the applicants request for Council to finalise its assessment of the application in anticipation of determination by the Panel (based on the current package of supporting documentation and plans)
 - The Panel noted a public determination meeting is required due to the number of unique submissions
 - The Panel requested the following matters be addressed by Council in the preparation of its assessment report:
 - Relationship between the current DA and the intentions of the Planning Proposal and subsequent rezoning particularly in relation anticipated density and character
 - Confirmation of any provisions in the DCP relating to density and character that should be considered in determining the DA
 - Explanation of any controls relating to the neighbourhood character assessment
 - Clarification of the desirable elements of the character of the area, including consideration as to whether the adjacent Pepperfield Estate is an appropriate benchmark for neighbourhood character, particularly noting the density of the current development proposal
 - Identification of any inconsistencies in the current DA with the desirable elements of the character of the area
 - Explanation of any controls aimed at ensuring appropriate internal amenity for residents of the development
 - Availability of social infrastructure and standards for its provision
 - The social impacts on the broader community specifically the consequence for assisted living facilities resulting from the provision of more unassisted seniors living housing

NEXT STEPS

- DPE to provide a copy of the determination report for the SRPP Rezoning Review (RR_2018_WINGE_001_00) to Council to assist in the finalisation of the assessment report
- Council to complete assessment report
- DPE to identify a tentative date for site inspection and determination meeting in early October 2022

TENTATIVE DETERMINATION DATE SCHEDULED FOR OCTOBER 2022

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