

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 22 November 2022, 12:30 – 1:15pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-199 – BEGA – DA2022.335 - 83 Lakewood Drive MERIMBULA 2548 – Lakewood Drive Seniors Housing Development - Seniors Housing development comprising 89 units

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Tim Fletcher, Renata Brooks, Mitchell Nadin
APOLOGIES	-
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cecily Hancock, Mark Fowler
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

- Council provided a background to the proposal including a summary of the pre-lodgement discussions held with the applicant.
- Background to site zoning (currently zoned for medium density)
- Public notification, noting notification period is not complete
- Site suitability, particularly considering the distance of the site from services
- Status of referrals (internal and external agencies)
- Referral for assistance from DPE Expert Housing Assessment Team
- Height variations noting that the height of the development has already called up the FSR bonus obtainable under the Seniors SEPP.
- Matters for consideration:
 - View impact assessment will be required
 - Proximity of airport (OLS)
 - Overshadowing
 - Access to services for residents noting the remote location of the site and lack of regular bus services.
 - Topography of the land and ease of access
 - Limited connectivity
 - Capacity of existing sewer system to accommodate proposed development without further augmentation

- Relevant consideration of the proposed amendments to SEPP (Housing)
- The proposed stormwater system including stormwater design and discharge and the proposed bioretention system noting the adjoining riparian area and proximity to Lake Merimbula.
- Traffic and car parking arrangements, noting potential implication of proposed ingress and egress through cul de sac
- Referrals and concurrences including:
 - Aboriginal cultural heritage and requirement for an AHIP. Heritage NSW has advised that the development is integrated development and GTA's will need to be obtained.
 - Air services Australia referral regarding height (OLS)
 - NSW RFS GTAs required. Proposed APZ on adjacent land. Potential conflict between NSW RFS requirements and BDAR. Potential complications around the maintenance of APZ in perpetuity
 - Triggers offset requirements under the BCA as identified in the BDAR supporting the DA.
- Consideration of potential land contamination and requirements of Hazard and Resilience SEPP
- Absence of aging in place facilities and high-care facilities
- Character assessment taking into consideration compatibility with the desired future character of the area with a particular focus on appropriate bulk and scale
- Amenity impacts at site interface/site boundaries

TENTATIVE DETERMINATION DATE TBA