

BRIEFING & SITE INSPECTION DETAILS

BRIEFING DATE / TIME	Tuesday, 30 May 2023, Briefing: 12:30 – 3pm Site inspection undertaken before briefing (10.30-11.30am)
LOCATION	Bega Valley Civic Centre and on-site

BRIEFING MATTER(S)

PPSSTH-199 – Bega Valley - DA2022.335 - 83 Lakewood Drive Merimbula - Lakewood Drive Seniors Housing Development

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Mitchell Nadin
APOLOGIES	David Porter
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing and site visit: Cecily Hancock (Manager Planning & Sustainability), Mark Fowler (Planning Services Coordinator), Erin Moon (Environmental Management Officer)
DPE and CONSULTING ASSESSMENT STAFF	Briefing and site visit: Adam Coburn (Mecone) Consultant Planner, Suzannah Byers (Principal Planning Officer DPE), Kyle Johannes (Senior Planning Officer DPE)
APPLICANT REPRESENTATIVES	Briefing: Briefing: Benn Lane (Justice Fox), Alison Murray (Justice Fox), Ivan Kokotovic (HDC Planning)
OTHER	Briefing and site visit: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Assessment Briefing

The Council advised the Panel that the application is being assessed under the Department of Planning and Environment's Expert Assessment Program (EAP). An outline of the status of the application was provided to the Panel by the consultant assessment planner which included discussion of the following:

- Update on the applicant's additional information provided in response to council's concerns regarding building height
- Details regarding the renotification of the application (to be completed on 15 June 2023)
- Clause 4.6 request for non-compliance with the height of building development standard. BVLEP 2013 – requires a 10-metre maximum building height. A FSR bonus under Housing SEPP would allow consideration of 13.8 metres. Contravention proposed would result in 15.8 metre building height (Height and CI87 (c) of Housing SEPP)
- Cultural heritage impacts and the status of GTAs (Heritage NSW)

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- Servicing impact analysis (waste management)
- Compliance with Housing SEPP
- View impact assessment and streetscape/character assessment
- Biodiversity assessment and details of the BDAR submitted with DA. Concerns regarding the extent of riparian vegetation proposed for removal to accommodate asset protection zone.
- Bushfire assessment (GTAs issued by NSW RFS) and permissibility of encroachment of APZ into C3 land
- The requirement for owners consent for the creation of the APZ
- Merimbula Airport Obstacle Limitation Surface (OLS) – awaiting comments from Air Services Australia
- Scale, character, impacts on adjoining properties and consideration of the R3 Zoning and future character of the area
- Compliance with relevant planning provisions
- Operation of the function room

The Panel noted that an Assessment Report is to be provided by the EAP to Council with recommendations for determination by the SRPP

Applicant Briefing

The applicant provided a summary of the design concept and addressed the following:

- Early engagement process with Council staff
- Design response to site constraints
- Development concept
- Social fabric and social benefits
- SEPP Housing 2021
- Response of design to provisions of clause 99A of SEPP Housing 2021
- Management of proposed bushfire APZ
- Purpose and use of function centre
- Impact on adjoining residential development
- Proposed staging

The Panel raised questions regarding;

- Proposed staging of development
- Levels of care during a residents stay and after they leave
- Accessibility to services noting the isolated nature of the site. What services will be provided onsite?
- Site constraints
- Visual impacts
- Appropriateness of the APZ and the retention of vegetation within C3 zone
- APZ interface
- Site compatibility and design
- The amount of cut and fill across the site
- Operation and management of facilities within the centre including function rooms
- Suitability of the site

Next Steps

While the Panel acknowledges the need for seniors housing within the locality, it continues to have a number of concerns regarding the above matters, many of which were raised in the preliminary briefing, have not been addressed.

The Panel requested the Council and assessment planners work towards a determination in early August 2023.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR 8 AUGUST 2023

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