

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 4 December 2023, 10am – 11am
LOCATION	MS Teams

BRIEFING MATTER(S)

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

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cecily Hancock, Emily Harrison
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

The Panel requested Council assessment staff brief the Panel on the amended application to allow the Panel to consider the key changes proposed prior to the matter progressing through the Land and Environment Court conciliation process. It was noted that Council's legal representation had sought in-principle agreement from the Panel to progress the conciliation.

The following matters were discussed:

- Amendments to the location of the APZ.
- Changes to the proposed design and layout including:
 - A reduction in the bulk and scale achieved through the deletion of components of the proposal, particularly on the eastern interface.
 - Redesign of the buildings fronting Lakewood Drive.
- Visual impacts associated with revised building.
- Relocation of the function centre to a pool house and terrace and implications of loss of views to public domain from this space.
- Visual and acoustic privacy impacts on neighbouring properties from proposed pool house and terrace.
- Operation of shuttle bus.
- Proposed height exceedance and adequacy of the CI 4.6 request.
- Public notification process.

Planning Panels Secretariat

The Panel raised concerns regarding the following matters:

- It would be prudent to consider community views before providing in-principle agreement for the progressing of the s34 conciliation, particularly noting residual concerns with the amended proposal.
- Noise and visual privacy impacts from the breakout area, pool room and pool area.
- Quantum of overshadowing impacts on neighbouring properties to the east.
- Visual impacts associated with height of western elevation.
- Statutory pathway for clause 4.6 request, noting the Panel is seeking further advice in this regard.