



#### BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 February 2023, 2:30pm – 3:45pm
SITE VISIT	Wednesday, 8 March 2023
LOCATION	MS Teams and on site at 1 Arcadia Street, Warilla

#### BRIEFING MATTER(S)

PPSSTH-223 - Shellharbour – DA0499/2022 – ARCADIA STREET WARILLA 2528 – Seniors Village

#### PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Susan Budd, Graham Rollinson, Chris Homer
APOLOGIES	None
DECLARATIONS OF INTEREST	None

#### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	<b>Briefing:</b> Nicole Doughty, Mathew Rawson, Jasmina Micevski <b>Site Visit:</b> Mathew Rawson, Andrew McIntosh, Nicole Doughty
APPLICANT REPRESENTATIVES	<b>Briefing:</b> Angelo Di Martino (ADM Architects), Elaine Treglown (Stantec), Grant Stylianou (Warrigal Health), David Issa (Warrigal Health) <b>Site Visit:</b> Grant Stylianou (Warrigal Health)
OTHER	<b>Briefing:</b> Tracey Gillett (DPE), <b>Site Inspection:</b> Amanda Moylan (DPE)

#### KEY ISSUES DISCUSSED

- The Council provided the Panel with an overview of the current development application and discussed the following matters:
  - Site context, zone boundaries and existing built form of adjoining sites.
  - The Applicants' intention to submit amended plans responding to concerns regarding transitional arrangements between adjacent single storey residential development and the proposed three storey buildings.
  - Design elements required to support three storey dwellings on southern interface including 20m boundary set back, enhanced roof form, fencing and landscaping with established trees for visual screening.

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- Appropriate treatment at interface with riparian zone and council owned land
  - Incursions into riparian corridor to be addressed by NRAR particularly in terms of water quality.
  - Overshadowing and solar access.
  - Flood evacuation and management.
  - Car parking arrangements
  - Future upgrade of remaining buildings within the site and decommissioning of high care facility.
  - Arrangements for future residents requiring transition to high care
  - Arrangements for garbage disposal via private contractors utilising centralised bin enclosure
  - Consultation completed with community concerns regarding bulk, scale, and visibility of third storey.
  - Council receiving support from DPE Flying Squad in completing components of assessment
- The Applicant team addressed the Panel and provided a presentation, addressing the following key points;
    - Operation of the facility and the provision of independent living units, with option for in home care.
    - Availability of high level care facilities within the broader Shellharbour LGA to enable residents to transition to higher level of support off site but within local community when required.
    - Pre DA interactions with Council and voluntary DRP has informed responses to flood constraints, storm water impacts and design of community spaces.
    - Minimal excavation proposed in response to presence of acid sulphate soils
    - Car parking location
    - Proximity to services
    - Scale of development
    - Request under clause 4.6 relating to building height noting the following;
      - GFA achieved
      - minimum floor levels required to address flooding
      - responsiveness of design to overshadowing on southern boundary
      - future built form of neighbourhood
      - height along Acadia St
      - amended roof form
      - recession of third storey component along southern boundary of site
      - DCP provisions recommend 9m height (2 storeys).
  - The Panel raised the following matters;
    - Clarification of cut and fill and retaining walls required on site, particularly at boundary RLs
    - Capacity of the facility and impacts on traffic generation
    - Concerns with bulk and scale of proposal particularly at interface with adjoining residential development.
    - Height of building A on Arcadia Street and whether design adjustments are required.
    - Staging of work and options for alternate operations for existing residents during construction phase.
    - Further details and sections on plans required, including to address privacy impacts.

The Panel noted the applicant's willingness to engage with Council to achieve design options which address identified building height concerns in transitional areas of the site. The Panel encouraged the Applicant to continue to work with Council to ensure a suitable design solution which demonstrates an appropriate transition between the proposed development and adjoining residential development to minimise impacts from the proposed development.

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**Next Steps**

- Council to issue RFI in response to issues raised in Panel briefing and by DRP
- Applicant to provide amended plans in response to briefing meeting RFI.
- Council to renotify amended plans to community and DRP.

**THE PANEL IS WORKING TOWARDS A TARGET DETERMINATION DATE IN JULY 2023**

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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