

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 14 June 2023, 1:15pm – 2:45pm
<b>LOCATION</b>	MS Teams

## BRIEFING MATTER(S)

PPSSTH-245 – Wollongong – DA-2023/284 - 17A MURRUNAR ROAD TOWRADGI 2518 – Seniors Housing Development

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown
<b>APOLOGIES</b>	Mark Carlon
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Anne Starr, Mark Adamson, Theresa Whittaker
<b>APPLICANT REPRESENTATIVES</b>	Lauren Turner (MMJ Town Planning), Liam Allen (IRT), Ross Gardner (Gardner Wetherill), Hyun Kim (Gardner Wetherill), Michael Reeves (WMA Water), Luke Meredith (Jones Nicholson), Scott McMillan (Jones Nicholson).
<b>OTHER</b>	Tracey Gillett (DPE)

## KEY ISSUES DISCUSSED

### Discussion with Council

- Overview of previous application:
  - Pre-lodgement held with flooding identified as a key issue
  - Application lodged and eventually withdrawn by applicant prior to SRPP determination
  - Council had recommended refusal primarily due to drainage/stormwater on Council land to east and south and non-compliant floor levels with flooding requirements of DCP
- Current DA:
  - Very similar in terms of site layout but buildings have been raised to accommodate onsite flooding and requirements of DCP
  - There is an increased dwelling yield (81 to 89 IDUs) between withdrawn and current applications
  - Council is yet to receive feedback from its engineers regarding drainage/stormwater
  - Dwellings facing Murrunar Road were previously single storey but now double storey
  - Council including DRP undertook a site inspection the week commencing 5 June

- Many of the current residents have been relocated. The aged care facility is no longer in use. Remaining residents are predominantly located in the south west of the site which would be the final stage of construction should the current DA be approved.
- Public pedestrian pathway linking Marlo Road with Murrunar Road
- CI 4.6 building height request
- **DRP/Council concerns**
  - engineering options
  - riparian corridor issues yet to be resolved
  - there would be a significant loss of trees
  - Villas at the back on second level – elevated road with dwellings underneath
  - Elevated walkways and driveways questionable particularly given the over 55 demographic
  - there are several outstanding referrals including final storm water referral, DRP comments, Sydney Water’s response (road over easement) and heritage

### **Discussion with Applicant and Council**

- Applicant presentation & 3D video:
  - Primarily site is flood affected.
  - Building floor levels proposed to be raised to PMF +0.5m
  - All buildings proposed to be 1 or 2 storeys
  - Consultation on design: direct access to beach, ground villa option most popular, concerns with pedestrian ramp, 95% prefer villas to apartment, prefer direct vehicle access to units
  - 89 dwellings, 101 resident car spaces, 18 visitor car parks
  - FSR is less than max 0.5:1
  - Easements, existing trees and landscaping
  - Constrained by site layout due to location of sewer and stormwater drainage easements
- Dwellings facing Murrunar Road
- The ground floor is raised along the boundary (2m at highest ground and falling away to the beach).
- Height elevations

### **KEY ISSUES DISCUSSED & NEXT STEPS**

- The Panel questioned the amenity for residents under elevated driveways and requested the applicant provide additional information regarding potential impacts, including solar access, safety and security.
- The Panel questioned the nature of the flooding and whether it was intended to provide shelter in place or evacuate residents.
  - The applicant identified the site as being located in a small catchment, with quick rising, not fast-moving flood waters, which eventually drains further downstream through a narrow channel chokepoint and eventually flows to beach and into ocean.
  - Applicant advised all roads above maximum flood level. May need to shelter in place for up to 4 hours max.
- The Panel queried the permissibility of land uses. The Applicant advised Café / Retail open to public with street frontage.
- The Panel queried the extent of tree removal. and potential for retention of existing mature trees
- The Panel was interested to understand how the space underneath the dwellings will be used/managed, noting the development is largely built off the ground on pylons.
- Applicant should address these issues in any RFI response to Council.

### **TARGET DETERMINATION DATE DECEMBER 2023**

#### **Planning Panels Secretariat**

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