

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 13 March 2024, 2:15 – 3:30pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-245 – Wollongong – DA-2023/284 - 17A MURRANAR ROAD TOWRADGI 2518 - Seniors housing development - demolition of existing structures, construction of 89 independent living units and amenities, including a neighbourhood shop with café and resident clubhouse and proposed staged development - three (3) stages.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown
<b>APOLOGIES</b>	Tina Christy
<b>DECLARATIONS OF INTEREST</b>	Marjorie Ferguson

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Anne Starr, Pier Panozzo
<b>DPHI</b>	Amanda Moylan, Tracey Gillett

**KEY ISSUES DISCUSSED**

Council assessment staff provided the Panel with an update of the assessment of the application. The following matters were discussed:

- Amended plans received on 25 January and 27 February 2024.
- Changes to the scheme include:
  - Revised or new reports including arborist, archaeology, acoustic, flood assessment, civil engineering strategy and traffic response.
  - Revised architectural plans and landscape plan (refer plans and MMJ letter dated 25 January 2024).
  - Number of dwellings reduced from 89 to 85.
- Council is awaiting responses to the 2024 plan set from Sydney Water, which has previously indicated that it will not support the easement proposed underneath the road.
- Council engineers are currently reviewing proposed stormwater and flooding arrangements.
- Comments indicating the application is not supported in its current form have been received from Heritage NSW, and the Council's design expert, environment officer and landscape architect.
- Council assessment staff met with the applicant following the lodgement of the amended plans and amongst other matters expressed concerns regarding the elevated driveway/internal access roads.
- Architectural response including response to previous DRP comments.

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- The buried culvert was identified as an engineering issue which may need to be addressed.
- Amenity for the residents.
- Impact of elevated road.
- Suitability of the site for seniors given the higher threshold requirements around flooding/evacuation for this type of land use.

**Next Steps**

- The Panel requested that an assessment report and recommendation be provided to enable final determination on 29<sup>th</sup> May 2024.

**PUBLIC DETERMINATION DATE SCHEDULED FOR 29<sup>th</sup> MAY 2024**

**Planning Panels Secretariat**

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