



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 21 June 2023, 1.30 – 4pm Site inspection undertaken after briefing
LOCATION	Briefing: Bay Pavilions, 12 Vesper Street, Batemans Bay Site Visit: On Site at 20 Heradale Parade Batemans Bay 2536

BRIEFING MATTER(S)

PPSSTH-247 – Eurobodalla – DA0593/23 - 20 HERADALE PDE BATEMANS BAY - Residential Flat Building

PANEL MEMBERS

IN ATTENDANCE	Briefing & Site Visit: Chris Wilson (Chair), Grant Christmas, Susan Budd, Amber Shutz
APOLOGIES	None
DECLARATIONS OF INTEREST	Lindsay Usher withdrew from the Panel and identified a conflict of interest due to current involvement with the applicant in relation to a separate Council project

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing & Site Visit: Catherine Watkins, Gary Bruce
APPLICANT REPRESENTATIVES	Briefing & Site Visit: James Alexander-Hatziplis (Place Studio), James Tambassis (Place Studio)
OTHER	Briefing & Site Visit: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

The Council provided a briefing to the Panel which included discussion of;

- 1st Submission period – 19/5/23 - 6/6/23 (14 days) – 2 submissions.
- 2nd submission period – 5/6/23 – 3/7/23 (28 days) (re-notified 28 days – nominated integrated development) – number of submissions to be confirmed.
- Zoning and strategic direction for locality.
- Solar access and privacy.
- Proposed clause 4.6 request , height exceedance and height plane.
- Reliance on overland stormwater and flooding to support height exceedance and number of storeys.
- Conflicts between clause 4.6 request and design verification statement
- Absence of Design Excellence Clause in LEP relevant to the site (town centre only)
- Bulk and scale
- No affordable housing proposed
- Retention of vegetation

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- Access for structural fire fighting.
- Coastal inundation and flooding – a Flood Risk Management Report has been submitted but no flood assessment to support flood mitigation measures from coastal inundation has been provided.
- Stormwater overland flow.
- Waste management arrangements.
- Traffic and basement car parking arrangements (BCA compliance and reliance on alternate solution).
- Deep soil planting.
- Lack of dimensions on plans.
- Confirmation the applicant participated in a pre-DA meeting with Council assessment staff.
- Equitable access and usability of communal open space.
- Concurrence and referrals.
- Council does not have sufficient information to justify the cl4.6 request.

Applicant Briefing

The applicant provided the Panel with details of the site, its context and the development concept and discussed the following matters and key issues:

- Site topography and existing vegetation
- Management of flooding
- Location of water easement along Bavarde Ave and implications for access
- Topography and overland water flow
- Integration of landscaping into the built form
- Apartment typology, mix and design response to housing demand and demographic
- Design response to future character of area
- Height limit in relation to approvals within proximity of the site and site topography
- Avoidance of lot isolation for dwellings fronting Heradale Parade.

The Panel asked the applicant questions regarding:

- Usability and equity of access to communal open space given the site topography.
- Impacts associated with building height (4 storeys), bulk and scale, particularly in terms of solar access, privacy (for dwellings fronting Heradale Parade) and interrelationship with surrounding residential dwellings in general.
- Building separation.
- Waste management and relevant guidelines – the applicant indicated garbage is dropped down to the basement via a chute, into a waste collection room, with on-site collection.
- Mechanical ventilation ducts and natural ventilation for the basement
- Requirement for sprinkler system and booster assembly.
- Structural fire fighting arrangements and access around the building for fire fighters
- Lack of provision of affordable housing.
- Provision for solar panels.

The Panel requested the applicant;

- provide a plan identifying usable communal open space.
- upload its flood assessment to the planning portal.
- provide sound justification for the proposed stormwater management measures.

The Panel indicated the applicant would need to provide stronger justification for the proposed 4 storeys and height contravention and should include consideration of the following matters in the clause 4.6 request and design verification statement;

- options to transition height across the site.
- public benefit.

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- visual impact.
- view impacts.
- bulk and scale considering the context of the built form within the landscape and any visual impacts from the public domain.
- Conflicts between cl4.6 request and design verification.

Next steps

- Following completion of the current public notification process, Council will issue a request for further information (RFI) to the applicant.
- The applicant will collate and clarify issues raised during the briefing and in the RFI and meet with Council assessment staff to discuss its response.
- A further Council briefing with the Panel is to be held following Council's receipt and consideration of the applicants response to the RFI.

TARGET DATE FOR DETERMINATION FEBRUARY 2024