

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 October 2024, 2pm – 3:25pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-247 – Eurobodalla – DA0593/23 - 20 Heradale Parade BATEMANS BAY 2536 - Residential Flat Building – Demolition and Residential Flat Building (58) units (54 x 3-bedroom units; 4 x 5 bedroom units) including basement car parking for 116 vehicles (plus 3 car wash bays).

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	Lindsay Usher

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kristy Robinson, David Meagher
APPLICANT REPRESENTATIVES	James Alexander-Hatziplis (Place Studio), Nicholas Grimes (Place Studio), Ryan Carabine (Place Studio), Bernard Moroz (BMA Urban)
OTHER	Tim Mahoney (DPHI), Tracey Gillett (DPHI)

KEY ISSUES DISCUSSED**Applicant**

- The Applicant gave a presentation outlining the design changes that have occurred since the initial panel briefing.
- A timeline of the DA from the initial panel briefing in June 2023 to present day was provided.
- The Applicant provided a photograph illustrating the site context and location of the development and the key design changes, particularly in response to stormwater flow and the interface with residences along Heradale Parade.
- Additional landscaping and deep soil provided to increase the buffer between the adjoining residences.
- The Applicant advised they will respond to any further requests in a timely manner if required.

Council

- Council is waiting on a referral response from Heritage NSW.
- Council advised the development engineering and flood referrals are still outstanding.

Planning Panels Secretariat

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

- The Panel questioned if any noise assessment had been undertaken in relation to the communal open space being relocated to the rooftop, particularly in relation to use of the pool.
- The applicant advised there hadn't been any noise assessment undertaken. The Panel acknowledged that the planter buffer and rooftop location would limit noise impacts on nearby sensitive receivers.
- The Panel questioned if there were acid sulphate soils present on site. The applicant advised there were, and an acid sulphate soil plan had been prepared.
- The Panel questioned if there were any bushfire implications given the proximity of the development to nearby bushland. The applicant advised there were no known bushfire implications, and the site wasn't bushfire prone land.
- The Panel requested Council advise the Panel when an assessment report would be ready (noting outstanding referrals) so a determination date could be confirmed.