

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 16 April 2024, 9:30am – 10:45am |
| LOCATION | MS Teams |

BRIEFING MATTER(S)

PPSSTH-322 – Bega Valley – DA2023.247 – 520 - Arthur Kaine Drive, Merimbula - Multi-dwelling housing - 27 Townhouses with attached garages & 24 Apartments in three storey building with basement parking.

PANEL MEMBERS

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|---------------------------------|---|
| IN ATTENDANCE | Chris Wilson (Chair), Juliet Grant, Grant Christmas |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Council interest DA |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Rob Quick, Mark Fowler Ania Dorocinska (DPHI Flying Squad undertaking assessment on behalf of Council) |
| APPLICANT REPRESENTATIVES | Hugh Gordon (HG Architect), Prasun Banerjee (site owner), Carley McGregor (Town Planner) Annie Tyler |
| DPHI | Amanda Moylan |

KEY ISSUES DISCUSSED

Council assessment staff briefed the Panel and provided a summary of their preliminary assessment. The following matters were discussed:

- Regionally Significant Development trigger (Council interest CIV >\$5M) and outsourcing of Council assessment to DPHI Flying Squad.
- Site and locality.
- Previous development application history for the site.
- Public exhibition - 33 unique submission, 30 objections and 3 neutral submissions received.
- Agency referrals (Heritage NSW, NSW RFS, Essential Energy, Dept of Lands, Airservices Australia, LALC). All external referrals had been received with requests for FI prior to closing off referrals from RFS and an objection from Crown Lands.
- Details of RFI (60 days).
- Zoning.

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- Bushfire management and proposed APZ on adjoining Council managed land.
- Background to the past sale of the development site to the applicant and agreement to the location of the APZ on council land to facilitate the development.
- Biodiversity impacts and the revised BDAR.
- Vegetation removal required for bush fire protection and requirement for an arborist report identifying trees proposed to be removed in APZ.
- Bulk, scale and appearance of buildings.
- Site area and density yield.
- Variations to DCP requirements, including private open space.
- View loss.
- Waste management arrangements.
- Design changes from previous DA which was withdrawn.
- Inaccurate information contained in documentation supporting the application.
- Traffic impacts and inaccuracies and lack of analysis in the Traffic Impact Assessment.

Applicant

The applicant addressed the Panel and provided a summary of the design scheme and the following matters were discussed:

- Submissions received during exhibition period.
- Options for access off Arthur Kane Drive to provide additional open space.
- Opportunities for increased parking (13 at basement and 6 at podium level).
- View sharing from apartments.
- Access to recreational areas of POS.

Next steps

- The Panel requested Council provide;
 - DRP notes from 2021.
 - Details regarding the rezoning of site.
 - Background to council agreeing to the creation of APZ on adjoining council owned land.
- The Panel suggested the applicant engage further with Council to consider options regarding access arrangements and the potential for access from Arthur Kane Drive.
- The Panel acknowledged Council agreement to an APZ being created and maintained on the adjacent Council owned site, however, the Panel raised concerns with a reliance on land outside of the development site for the creation of an APZ.
- The Panel encouraged the applicant to consider opportunities to reconfigure the site, noting the current design lacks a suitable response to the site constraints and several key issues remain unresolved including solar access, bushfire management and the provision of an APZ off site.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED

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