

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 16 April 2024, 12:15pm – 1:15pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-327 – Bega Valley – DA2023.338 - 19-21 Weecoon Street EDEN 2551 - Subdivision and development of one (1) existing allotment to deliver Stage 1 of a mixed-use multi-stage future development.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Russell Fitzpatrick, Mitchell Nadin
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Fowler, Michael Brewer
APPLICANT REPRESENTATIVES	Benn Lane (HDC Planning), Ivan Kokotovic (HDC Planning), Ali Murray (Justice Fox)
DPHI	Amanda Moylan

Council

The Council provided the Panel with a background to the DA with the following matters being discussed:

- Snug Bay Master Plan, noting this plan was created approximately 20 years ago.
- Extensive community consultation process previously carried out in preparing the Snug Cove Master Plan.
- Height exceedance.
- Internal referral comments provided by Council Strategic Planning staff.
- Public road network and single in/out access.
- Interface between the site, development and foreshore, in particular, foreshore treatment.
- Bulk issues and the opportunities to remove top floor off northern tower and western corner of second tower to create provide more articulation and greater articulation.
- No design excellence requirements and reliance on SEPP 65 for adequate urban design outcomes.
- View loss assessment not yet considered by assessment staff.
- Use of design mechanisms including colours, materials and stepping back parts of building at front.
- Height exceedance. Snug Cove Master Plan (2013) provides details regarding vistas through the site, foreshore area, access and parking requirements, noting the master plan is not a statutory planning Instrument.

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- Permissibility of residential dwellings on ground floor of a shop top housing development. It was noted that RFBs are permissible.
- Interface between the residential and commercial land.

Applicant

The applicant addressed the Panel and provided details of the proposed development scheme.

Panel

- The Panel noted that a RFI has not yet been issued by Council and requested Council confirm that the development does not include Coastal Protection Works which might trigger the Coast Protection RSD assessment pathway under Clause 8A of Schedule 6 of the SEPP (Planning Systems).
- The Panel raised concerns regarding:
 - Proximity of the development to the shore line and the location of the mean high water mark.
 - Whether the proposed clause 4.6 height departures were in the public interest.
 - Visual impact assessment and understanding of integration within the landscape.
- The Panel is to schedule a site inspection.
- The Council will provide ongoing status updates to the Panel regarding the progress of their assessment as required.

TENTATIVE DETERMINATION DATE TO BE ADVISED

Planning Panels Secretariat

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