

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 13 March 2024, 11.00am – 11.55am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-333 – WOLLONGONG – DA-2023/785 - 1-3 Kemblawarra Road, WARRAWONG 2502 - Group Home- Demolition of existing buildings and construction of a group home (10 units)

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown, Marjorie Ferguson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brad Harris, Pier Panozzo, Mark Adamson
APPLICANT REPRESENTATIVES	Ian Creaton (The Salvation Army Australia), John Clark (BCBA Studio), Daniel Govers (Creative Planning Solutions)
DPPHI	Amanda Moylan , Tracey Gillett

Council Briefing

Council assessment staff briefed the Panel and discussed the following matters:

- Streetscape impact.
- Resolution of driveway entrance and location of car parking within the front setback.
- Privacy impacts.
- Parking and community open space within front setback.
- Landscaping to side boundaries.
- Pre lodgement process.
- Request for additional modelling to support the findings of the submitted flood study.
- Clause 4.6 request (FSR).
- Administration component use of ground floor.
- Need or otherwise for a Social Impact Assessment.
- Need for Plan of Management (PoM).
- Public exhibition process: 1 submission received.

Planning Panels Secretariat

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Applicant Briefing

The applicant provided the Panel with a presentation and outlined the background to the site, including details of the existing facility and the proposed development. The following matters were discussed.

- Community need for the development.
- Core and cluster model, timing of development and associated funding arrangements.
- General operation of the facility.
- Pre-lodgement advice and public consultation.
- Legislative framework, noting the DA has been lodged under the provisions of the SEPP (Housing) 2021.
- Section 4.6 request submitted in relation to the non-compliance with the floor space ratio development standard.

Panel Discussion

The Panel raised questions relating to:

- Site management and security.
- The social benefits of the proposal.
- Resolution of flooding and stormwater matters.

The Panel noted that:

- A Plan of Management dealing with the hours of operation and other operational matters had not been provided with the DA but can be prepared and made available either prior to determination or as a condition of consent.
- Following receipt and resolution of flooding and stormwater related matters, and noting that other issues have been satisfactorily addressed, the DA should be reported to the Panel for determination.

TENTATIVE eDETERMINATION DATE SCHEDULED FOR 8th MAY 2024

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