

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 19 November 2024, 1pm – 2pm Site inspection undertaken before briefing
<b>LOCATION</b>	<b>Briefing:</b> Wingecarribee Shire Council offices / MS Teams <b>Site Visit:</b> On-site at Old Hume Highway and Old South Road BRAEMAR 2575

## BRIEFING MATTER(S)

PPSSTH-437 – WINGECARRIBEE – DA25/0241 – Old Hume Highway and Old South Road BRAEMAR 2575 – Seniors Housing - Construction and operation of a seniors housing development comprising 238 independent living units, Torrens Title subdivision, adaptive reuse of Kamilaroi House comprising a sales and information office and new community facilities, associated landscaping and civil works including site grading, road construction, drainage and services.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Site Visit:</b> Chris Wilson, Juliet Grant, Grant Christmas, Chris McCann <b>Briefing:</b> Chris Wilson, Juliet Grant, Grant Christmas, Stephen Leathley, Chris McCann
<b>APOLOGIES</b>	<b>Site Visit:</b> Stephen Leathley
<b>DECLARATIONS OF INTEREST</b>	Heather Warton

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Andre Vernez, Bryce Koop, Jon Shillito, Luke Johnson <b>Site Visit:</b> Andre Vernez, Bryce Koop, Jon Shillito, Luke Johnson
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Sam Johns (GLN Planning), Matt Cooper (GLN Planning), Ken Franklin (Stockland), Emmerson Ovenden (Stockland)
<b>DPHI</b>	<b>Briefing:</b> Amanda Moylan (DPHI), Tracey Gillett (DPHI) <b>Site Visit:</b> none

## Matters discussed on site

- Relationship between Residential (Land Lease) Communities , *Local Government Act 1993 and Environmental Planning and Assessment Act (1979)*.
- Sewage treatment plant (STP) capacity and LEP pre-requisite to issue of consent (Clause 7.10 WLEP).
- Cut/fill and retaining walls.
- Watercourse remediation/rehabilitation.
- Response to acoustic impacts from rail and highway noise.
- Adaptive re-use of heritage items.

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- Existing development consent for the site and relationship of approved central road arrangement to proposed internal road network and connections to neighbouring residential estate.

### **Matters discussed during Council briefing**

- Characterisation of the use.
- Interrelationship between Housing SEPP, *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021* and *Residential (Land Lease) Communities Act 2013* and the concurrent application under s68 *Local Government Act 1993* and objection under s82 of the *Local Government Act* to permit construction of the manufactured homes on site.
- Public utility infrastructure (sewage servicing) and requirements of clause 7.10 of WLEP which requires adequate arrangements or availability of services as a threshold issue. Capacity of existing STP. Timing of additional STP availability (anticipated 2028)
- Lack of detail regarding maximum amount of fill, fill height and cut depth, noting the max height of retaining wall and fencing would be greater than 5m.
- Acoustic walls.
- Status of internal and external referrals.
  - Councils' environmental health officer has raised concerns regarding noise and vibration impacts from railway and road traffic and has identified inadequacies in the proposed recommended noise control treatment.
  - Outstanding internal advice – traffic, development engineer, building, flooding, ecology, heritage
  - DPE Water request for additional information including revised plans illustrating encroachments into vegetation within riparian zone and to include offsets in the Vegetation Management Plan.
  - Heritage NSW – additional information requested with regard to Aboriginal Cultural Heritage and
  - Outstanding external referrals – NSW RFS (GTAs), WaterNSW, ARTC.
- Proposed tree removal and landscaping.
- Lack of Social Impact Assessment supporting application.
- Public exhibition carried out 1/10/24 – 31/10/24 with 4 submissions (objections) received.

### **Applicant briefing**

- Overview of the proposed development and the operation of the facility.
- Overview of the site location and surrounding uses.
- Statutory framework and supporting documentation submitted with DA.
- On site bus service and community bus facility.
- Access to services.
- Aging in place.
- Control of access, noting public collector road traverses the site. Delineation of public and private roads through pavement treatment.
- Treatment of retaining walls.
- Utility provision particularly with regard to water and sewerage treatment on site.
- Consideration of temporary onsite treatment until the Mittagong STP comes on line (including quarantining an area on site for interim onsite disposal) and whether this was allowed given the nature of the land use.

The Panel also noted the following additional matters in relation to the proposal:

- Importance of adequate access to services in achieving a successful Seniors Living Developments.
- The proposed density and lack of open space.

### **Planning Panels Team**

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- Opportunities for pedestrian access, combined with open space through the site should be explored, potentially through an extension of the open space pathway illustrated on page 13 of the Masterplan document.
- Disconnection to the community facilities especially the dwelling sites to the east of the site – they would need to drive to the facility and that is not a good design outcome.
- The erosion of the connection to the community facility because of the location of the public road through the site.
- The impact of the public road on the ‘sense of community’ and CPTED given its route through the site and lack of controlled access, noting five roads lead onto the public road.

Next steps – Council will issue a RFI. The Panel may require a further briefing once the additional information is provided and will consider the determination date at this point.