

<b>DATE OF DEFERRAL</b>	Wednesday 15 November 2017
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Renata Brooks and Peter Brennan.
<b>APOLOGIES</b>	Pam Allan
<b>DECLARATIONS OF INTEREST</b>	Michael Forsyth and Mark Honey.

Public meeting held at Kiama Council, 11 Manning St, Kiama on 15 November 2017, opened at 3.00 pm and closed at 6.50 pm.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision to defer the matter was unanimous.

#### **MATTER DEFERRED**

2016STH032 – Kiama – DA10.2016.286.1

33 Collins St and 23 Meares Place, Kiama

Seniors Living Development - demolition of existing structures, construction of a mixed use seniors living development comprising fifty-nine (59) independent living units, three (3) caretaker apartments, one (1) retail shop of 169m<sup>2</sup> and two (2) levels of basement car parking for eighty-three (83) vehicles.

#### **VERBAL SUBMISSIONS**

- Support – Nil
- Object – Bill Carey, Emma Groves, Lynette Bedford, Sylvia Karschies, Errol McLean, Liz McLean on behalf of Betty King and Lola Marsh, Paula Gowans, Mal Bedford and Mark Duggan.
- On behalf of the applicant – Clare Brown, Chris Dunkerley, Luke Johnson, Arthur Castrissios, Lee Hancock, Iain Brammer, Peter V'landys and Richard Lamb.
- On behalf of Council - Brendan Leo and Chris Fuller.

#### **REASONS FOR DEFERRAL**

The panel resolved to defer the determination of the matter for additional information that addresses the following:




1. a. SEPP 55 requirements and conclusions, which may require future sampling.
- b. Review and amend the design of the proposed development to:
  - i. Address better compliance with the Apartment Design Guidelines (ADG) in relation to the provision of solar access to the living rooms and private open spaces of the apartments.
  - ii. Improves privacy impacts to adjoining development through potential re-orientation of units.
  - iii. Provides some breakup of the mass of the building along the residential side boundaries.
  - iv. Further mitigates view impacts through consideration of a reduction in the height of the building, the introduction of gaps and breakup of the building mass.
  - v. Provides additional cross section and details of the relationship of the building to the boundaries.
  - vi. Measures (i) to (vi) may require a reduction in the numbers of units proposed.
- c. Provide additional root mapping of the trees along the common boundary and provide better detail regarding mitigation and protect measures required to maintain the trees on neighbouring properties.
- d. Provide landscape plans and architectural plans that are consistent with one another.

2. Council refer the current plans for review to an independent architect/urban designer and provide these comments to the applicant.
3. That a further report be prepared that addresses the above amendments and Clause 29 of SEPP (Housing for Seniors and People with a Disability) 2004.
4. On receipt of the report the Panel will hold a public determination meeting.

The reasons for the decision:

- The proposed development adversely impacts upon adjoining properties in respect to view, bulk and massing, and tree protection and retention.
- The internal amenity of the development is not satisfactory.
- SEPP 55 and SEPP (Housing for Seniors or People with a Disability) 2004 has not been adequately addressed.

When this information has been received, the panel will hold another public determination meeting.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Renata Brooks
 Peter Brennan	