

MEETING DETAILS

MEETING DATE / TIME	Thursday, 23 February 2017
LOCATION	Hawkesbury City Council, 366 George St, Windsor

BRIEFING MATTER

2016SYW232 – Hawkesbury – DA0685/16 – 213 Commercial Road, Vineyard – Caravan Park - Alterations and additions to the caravan park

ATTENDEES

PANEL MEMBERS	Sean O'Toole (Chair) Matt Owens Mary Lyons-Buckett
COUNCIL ASSESSMENT STAFF	Andrew Johnston Cristie Evenhuis
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED
North West Growth Centre

- The site is opposite North West Growth Centre but is not included
- Have any discussions been held with the Department of Planning regarding the inclusion of the land?
- The development must have regard to the upgrading works being undertaken to Menin Road in association with the North West Growth Centre.

Seniors Living

- The application has been submitted under the Hawkesbury LEP 2012 and SEPP No. 21 however based on the age of targeted residents the Housing for Seniors SEPP may be the more relevant planning instrument. The proposal is not currently permissible under the Housing for Seniors SEPP.
- What provisions are in place to ensure the development caters for seniors or those with low incomes?
- What services (meals, medical check-ups etc.) will be available to residents?
- Demographics of residents to be confirmed.
- The existing caravan park caters for both short and long term stays, and there are no age restrictions. Will the introduction of seniors accommodation conflict with the existing resident make-up?
- Can the dwellings be considered as 'moveable dwellings' when they are constructed onsite?

Services

- The development appears to be of a high density within the context of the locality.
- Is there a timeframe for the availability of reticulated sewer?
- Are there adequate services, facilities and public transport available within the vicinity of the development?

TENTATIVE PANEL MEETING DATE: N/A