

RECORD OF BRIEFING MEETING

Meeting Date: 29 November 2017

Meeting Time: 1:05 pm to 1:35 pm

PANEL REF	2017SSH033
DA NUMBER	DA17/1144
PROJECT TITLE	Construction of a seniors housing development comprising 5 apartment buildings, residential aged care facility and community and recreational facilities at 25 Bay Road Taren Point
COUNCIL	Sutherland Shire Council
MEETING LOCATION	Sutherland Shire Council, 4 Eton Street, Sutherland

ATTENDEES

PANEL MEMBERS	Bruce McDonald – Acting Chair Steve Simpson Peter Scraysbrook
COUNCIL ASSESSMENT STAFF	Karin Jones Mark Adamson Carolyn Howell Slavco Bujarovski
OTHER	Leanne Tasker
APOLOGIES	Morris Iemma and Nicole Gurran

KEY ISSUES DISCUSSED – further details on the following:

SEPP Issues

- Additional permitted use on site of extension

- Area zoned B7 with industrial use
- Mangrove – applicant does not have foreshaw responsibility – Council has cycle way in this area
- This application not under the SEPP & therefore provision of public transport is not a control
- Previous SEPP exemption does not apply this area as in other zones for age care residential. Panel – requesting that SEPP controls be viewed to aid in conditions
- Registered as a known Aged Care – non profitable organization.
- Height of building – in terms of built form – over by 6.4m. Existing is 4 stories high – issues in relation to surrounding residential buildings and view. Height relates back to the existing height of village. Extra should not interfere with internal views – not enough information provided by applicant
- Applicant aware that section94 contributions may be enforced if SEPP provisions not implied

Architecture Issues

- Flooding issues – level of water table
- Interfacing between buildings very small. DRF views given in addressing this – top floor stepped back from both buildings
- Bridge consent to connect areas – applicant may move for alternate solution to connect

Contaminated Land

- Currently used as a dumping area
- Applicant needs to supply further information for contamination site for residential site suitability
- Applicant submitted – geotect report, initial contamination report, site audit report relating to subdivision
- Contamination report – very dated and relates only to industrial use not residential
- From contamination report – conditions will be set on re-conditioning site

Air Pollution

- Omission potential from existing industrial functions currently in area