

<b>DATE OF DEFERRAL</b>	Friday, 31 May 2019
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Renata Brooks, Mark Grayson, David Brown and Michael Mantei
<b>APOLOGIES</b>	Pam Allan
<b>DECLARATIONS OF INTEREST</b>	Renata Brooks noted her membership of the Board of the NSW Biodiversity Conservation Trust did not create a conflict of duties.

Public meeting held at Wollongong City Council on 31 May 2019, opened at 12:04pm and closed at 2:59pm.

**MATTER DEFERRED**

2018STH015 – Wollongong – DA-2018/557 at 4 Lindsay Evans Place Dapto – seniors living development (as described in Schedule 1)

**REASONS FOR DEFERRAL**

The Panel agreed to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The unanimous decision of the Panel was:






- A That the application be deferred for the following information:
- i How the proposal will comply with the Bushfire Safety Authority letter dated 22 June 2018.
  - ii How the proposal satisfies clause 26 of SEPP (HSPD) 2004 and what, if any, variation is sought. If a variation is sought, a Clause 4.6 Exception to Development Standard is required.
  - iii Architectural plans that provide details of retaining wall structures including cross sections. The plans should provide a reduction in the height of the stepped retaining wall on the north-western elevation.
  - iv A preliminary draft Construction Management plan that addresses the following:
    - likely access constraints to the site;
    - options for parking for builders;
    - smoking areas on-site;
    - potential traffic management controls that will need to be implemented;
    - communication protocol for residents and neighbours.
  - v A landscape plan that is consistent in terms of tree protection and removal and final landscape design for the site.
  - vi A letter from the bushfire consultant that confirms that the landscape plan meets bushfire requirements.
- B That on receipt of the information, a further supplementary report be prepared including any proposed conditions.

C That the matter be determined electronically.

### CONSIDERATION OF COMMUNITY VIEWS

The Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- Traffic impacts on local road network
- Traffic safety
- Construction impacts
- Removal of vegetation and landscape outcomes
- Access requirements to services
- Impact of bushfire requirements on tree retention and landscape outcomes

PANEL MEMBERS	
 Alison McCabe (Chair)	 Renata Brooks
 Mark Grayson	 David Brown
 Michael Mantei	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH015 – Wollongong – DA-2018/557
2	PROPOSED DEVELOPMENT	Demolition of existing 45 bed residential aged care facility and construction of new 111 bed residential aged care facility and conversion of existing 44 hostel bed facility to 22 serviced self-care dwellings with community /ancillary spaces, reconfiguration of and additional car parking and associated landscaping and infrastructure works plus tree removals.
3	STREET ADDRESS	4 Lindsay Evans Place Dapto
4	APPLICANT/OWNER	Anglican Community Services c/o Minto Planning Services
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• Environmental planning instruments:<ul style="list-style-type: none"><li>○ NSW Biodiversity Conservation Act 2016</li><li>○ Commonwealth Environmental Protection and Biodiversity Act 1999</li><li>○ State Environmental Planning Policy No 55 – Remediation of Land</li><li>○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li><li>○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li></ul></li></ul>

		<ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ Wollongong Local Environmental Plan 2009</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong City-Wide Development Control Plan 2018</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 17 May 2019</li> <li>• Council supplementary report : 29 May 2019</li> <li>• Clause 4.6 Exception Request – Building height</li> <li>• Written submissions during public exhibition: two (2)</li> <li>• Supplementary council assessment report: 29 May 2019</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support – Professor Blakely</li> <li>○ In objection – John Wilson</li> <li>○ Council assessment officer – Vivian Lee – SDPO</li> <li>○ On behalf of the applicant – Dean Cotter, Andrew Minto, Steve Hopper, Richard Abbott, Nicholas Bray and Paul Vezgoff.</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection and briefing: 29 October 2018</li> <li>• Final briefing to discuss council's recommendation, 31 May 2019, 10.30am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Alison McCabe (Chair), Renata Brooks, Mark Grayson, David Brown <b>and</b> Michael Mantei</li> <li>○ <u>Council assessment staff</u>: Jessica Saunders, Vivian Lee, John Wood, Andrew Heaven, Mark Riordan, Lauren Wilson</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the supplementary council assessment report: 29 May 2019