

BRIEFING DETAILS

BRIEFING/DATE/TIME	7 April 2021 1.00pm to 1.40pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-224 - SPP-20-01552 – Blacktown, 80-92 Solander Road, 1 Crews Road and Thomas Street, Seven Hills, Construction of a new Aged Care Facility and demolition of the existing aged care facility and various dwellings.

PANEL MEMBERS

IN ATTENDANCE	Gabrielle Morrish – Acting Chair Moninder Singh Kevin Gillies Noni Ruker Stuart McDonald
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Abigail Goldberg, David Ryan, Ken McBryde, Kathie Collins and Chris Quilkey dealt with original application on 24 September 2020 for this matter.

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli, Manager Development Assessment Perry Bezzina, Coordinator Planning Assessment Jared Spies, Senior Development Assessment Planner
OTHER	Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Council's primary issue is ensuring the existing RACF is demolished once the new building is constructed and occupied as the proposal would not be compliant with the SEPP requirement for landscape area without the demolition.
- An interim occupation certificate, combined with requiring site consolidation, was discussed to ensure this outcome however this option is no longer available under current legislation.
- Council will make internal inquiries as to how staged occupation is currently managed.
- Other options to ensure demolition and new landscape area is provided in a timely manner, which could be considered include:
 - Covenants on the title limiting the number of beds to only the number supported by the reduced landscape area, until demolition has occurred;
 - A significant bond to ensure demolition occurs;
 - A condition on the approval which imposes a demolition order on the existing building 30 days after issue of the occupation certificate;

- Covenant on the land occupied by the existing RACF to limit its use for any development potential or internal improvements.
- The Panel supported Council's recommendation for 30 days to commence demolition after occupation of the new facility but recommended the time for demolition and landscaping be increased to 4 months to allow for the demolition timeframes.
- The Panel identified a number of concerns with the application regarding character and amenity for consideration by the applicant. These included:
 - Improving the design response of the building to Solander Road by increased variation to the roof line and inclusion of more insets into the building form to achieve a better response in the building façade relative to the current lot pattern;
 - Addressing the poor amenity of the rooms that face into the courtyard adjacent to the two living/dining 'pods' on the ground and first floor level. Currently the rooms are oriented towards a blank wall in very close proximity. These rooms include 39-41, 54-56, 102-104, 117-119.
 - Ensuring sufficient street trees are provided to break up the form in addition to more articulation and modulation in the building form. Council noted a condition for street trees would be included.