

BRIEFING DETAILS

BRIEFING/DATE/TIME	3 February 2022 9.30am to 10.00am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-288 - DA/873/2021, City of Parramatta

235 Marsden Road, Carlingford and 237 Marsden Road, Carlingford

Demolition, tree removal and construction of a 160 bed Residential Care Facility pursuant to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The proposal is Integrated Development pursuant to the Roads Act 1993.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg David Ryan Roberta Ryan Richard Thorp Jane Fielding
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Myfanwy McNally - City Significant Development Manager Sohini Sen – Council Planner
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- The proposal seeks a variation to Clause 26 of SEPP (Housing for Seniors or People with a Disability) 2004 which refers to the location and access to facilities. The Panel observed that this variation may be justified as many residents may not be mobile and that a number of facilities are provided on site including lounge areas, a gym, wellness centre, café and salon.
- The applicant has indicated that a community bus will be provided, however particularly as the variation to Clause 26 is sought, the frequency of bus services should be discussed with the applicant to ensure that residents are easily able to access local shops and facilities as needed.
- The Panel noted that insufficient outdoor open space appears to have been provided, and that the slope of the site may be inhibiting this provision. Nevertheless, the Panel considers it important for resident's wellbeing that functional, well designed outdoor space is available and easily accessible, and encourages the applicant to undertake further investigations into how this may be provided. For example, the Panel observes that more parking spaces are provided than are required, and that

some of these spaces are on level ground accessible to the facility, which may be better used for outdoor open space.

- Stormwater drainage is still to be resolved in relation to the adjoining cemetery.
- Additional information has been requested in relation to several matters including traffic and accessibility, urban design, engineering and environmental health. Some of this has been received and is being assessed while other information is still to be submitted.

DETERMINATION DATE: To be discussed with Council noting that some information is still outstanding.