

DATE OF DEFERRAL	15 September 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 August 2022.

MATTER DEFERRED

PPSSCC-288 – City of Parramatta – DA/873/2021 - 253 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.

REASONS FOR DEFERRAL






The Panel agreed to defer the determination of the matter to enable the following issues to be addressed and resolved:

1. Council to seek advice on the legal correspondence put forward by the applicant, and address this in an updated addendum assessment report to be provided to the Panel
2. Council to review the deferred commencement conditions currently recommended in relation to whether these are:
 - a) Necessary and workable
 - b) Best placed as deferred commencement conditions or if they are able to be imposed as operational conditions
3. Council's accessibility advisor to review and provide advice on the proposal (including conditions if required), with particular attention to the accessibility of external public space areas for residents
4. Council's social planner to review and provide advice on the proposal (including conditions if required), with particular attention to the type of resident anticipated in the facility, and their needs, including the need for bus access to community, retail and related facilities (in addition to bus access for 'outings')
5. Council and the applicant to work together to achieve resolution regarding the legal and technical civil engineering and drainage matters.

The Panel encourages Council and the Applicant to work together on the above issues for a timely determination. To ensure the issues are resolved, the Panel requests an update from Council in the form of a briefing by 21 October 2022. The Panel also requests that the application be sent to the Panel for determination by 15 November 2022, with an addendum Council assessment report responding to the matters raised above.

The Planning Panel Secretariat are able to assist with progressing discussions with Transport for NSW regarding their easement and pipeline, if required.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision to defer the matter was unanimous.

PANEL MEMBERS	
<div>Abigail Goldberg (Chair)</div> <div></div>	<div>David Ryan</div> <div></div>
<div>Roberta Ryan</div> <div></div>	<div>Jane Fielding</div> <div></div>
<div>Richard Thorp</div> <div></div>	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-288 – City of Parramatta – DA/873/2021
2	PROPOSED DEVELOPMENT	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
3	STREET ADDRESS	253 Marsden Road, Carlingford
4	APPLICANT/OWNER	Willowtree Planning Pty Ltd/Principal Healthcare Finance Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act and Regulations • Roads Act 1993. • State Environmental Planning Policy (Resilience and Hazards) 2021. • State Environmental Planning Policy (Biodiversity and Conservation) 2021. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy (Transport and Infrastructure). • State Environmental Planning Policy (Planning Systems) 2021. • Parramatta Local Environmental Plan 2011.
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 15 July 2022 • Addendum to Council Assessment Report: 25 August 2022 • Clause 4.6 variation to Clause 26 Location and Access to Facilities SEPP (Housing for Seniors or People with a Disability) 2004 • Written submissions during public exhibition: Five (5) • Total number of unique submissions received by way of objection: 5
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 3 February 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp, Jane Fielding ○ <u>Council assessment staff</u>: Sohini Sen, Myfanwy McNally • Final briefing to discuss council's recommendation: 13 September 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp, Jane Fielding ○ <u>Council assessment staff</u>: Sohini Sen, Myfanwy McNally ○ <u>Applicant representatives</u>: Thomas Fernandez, Greg Zieschang, John Cole-Clark, Anthony Marsic, Jeffrey Clarke, Andrew Francis, Nick Heazlewood, Andrew Cowan
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Attached to the council assessment report