

MEETING DETAILS

MEETING DATE / TIME	Thursday, 28 May 2020 2.36pm to 3.30pm
LOCATION	Teleconference

BRIEFING MATTER:

PPSSCC-47 - Blacktown - SPP-19-00012

Lot 2890 Northbourne Drive, Marsden Park

Construction of a new two storey 148-bed residential aged care facility

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Susan Budd David Ryan Chris Quilkey
APOLOGIES	Gabrielle Morrish Kathie Collins
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	- Judith Portelli – Manager Development Assessment - Sami Ahangari – Assistant Team Leader
APPLICANT REPRESENTATIVES	- Greg Zieschang - Director of Property Development, Opal Aged Care - Applicant - John Cole-Clark – Senior Development Manager, Opal Aged Care – Applicant - Corey Taylor – Director, Pact PM – development manager - Byron Williams - Project Manager, Pact PM – development manager - Craig Shelsher – Director Custance Architects – urban design and architecture - Dan Brindle – Director BBC Consulting Planners – town planner - Andrew Francis – Director Henry & Hymas – civil engineers - Aaron Lakeman, landscape architect from Taylor Brammer
OTHER	Planning Panel's Secretariat: Suzie Jattan

KEY ISSUES DISCUSSED AND MATTERS TO BE CONSIDERED IN THE COUNCIL ASSESSMENT REPORT:

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
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- **Assessing legislation:** there is currently a difference of opinion between the Applicant and Council regarding the extent to which the provisions of the Seniors Housing SEPP apply to the application, which has been stated by the applicant to have been lodged under the Growth Centres SEPP. Particular issues arise in relation to whether certain development standards under the Seniors Housing SEPP apply to the development. Council is advised to seek legal advice in this regard in order to clarify the situation.
- **Site analysis and local character:** the Panel notes that the Applicant is currently largely inferring a contextual site analysis as there are presently not approved layouts for the areas north and east of the site.

The Panel observes that the local area is currently largely undeveloped, with no outstanding topography or remnant vegetation, and as such local character is still forming. The Panel notes that the proposed development will have a key role to play in establishing local character, and as such should be encouraged to address Council guidelines and achieve an excellent urban design and architectural outcome, including active edges, effective surveillance opportunities over local streets and a site compatible design.

- **Building interfaces:** the Panel notes that the eastern elevation of the proposal results in a blank elevation of up to 4m in parts, to a residential zone. The Panel notes that the western street edge presents as a blank wall in parts. The western elevation presents a very long extent of building to the street, where articulation and differentiation of the different components of the building is important. The Panel requests further consideration is given to these site edges.

The Panel also notes that the interface between the site and the proposed school and park requires clarification in relation to pedestrian movement, traffic and general accessibility.

- **Landscaping:** the Panel observes that the proposal does not currently comply with Council's requirements in relation to deep soil and landscaping.

The Panel notes that landscaped boundaries are proposed to buffer the built form at the street edge in place of active edges however engineering drawings suggest that deep soil may not be present.

- **Amenity for residents:** the Applicant is encouraged to provide further information regarding the level of amenity being provided for residents noting the findings of the Royal Commission into Aged Care, as well as the Commonwealth Parliamentary (Senate) Inquiry into Australia's Response to COVID-19, insofar as it makes findings or recommendations in relation to the aged care sector.

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