

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 8 July 2021, 10.30am and 11am
<b>LOCATION</b>	videoconference

## BRIEFING MATTER(S)

**PPSSEC-117 – Randwick – DA/642/2020** - 11-19 Frenchmans Road, Randwick

Proposed seniors housing development involving demolition of existing structures and nursing home, construction of a new building for an 86 bed residential aged care facility and 2 independent living units with basement levels under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Christie Hamilton, Murray Matson
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Sohail Faridy, Frank Ko
<b>OTHER</b>	Stuart Withington, Brianna Cheeseman – Planning Panels Secretariat

## KEY ISSUES DISCUSSED

- Overview of application
- Seniors Living SEPP
- Site Compatibility Certificate required for the bonus FSR sought

The Panel noted that in either case of pursuing a Site Compatibility Certificate or not requires a new development application and therefore the current one is not in a form which could be approved.

## SUBMISSIONS

- 22 submissions received; unique issues raised include:
  - No community consultation with the local residents by the proponents
  - Excessive height, scale and density
  - Traffic and pedestrian safety impacts along Frenchmans Road
  - Acoustic and visual privacy impacts due to inadequate setbacks and building separation
  - Overshadowing
  - Impacts on structural integrity of adjoining older structures
  - Insufficient or lack of details for staff amenity areas in particular outdoor smoking
  - Inadequate landscaping; and impacts on existing trees on and around the site

## ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.

## Planning Panels Secretariat