

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 February 2022, 9am and 11am
LOCATION	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

IN ATTENDANCE	Jan Murrell (A/Chair), Brian Kirk, Stephen Davies, Joanne McCafferty Bill Burst
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sohail Faridy, Frank Ko
OTHER	Marian Higgins, Nick Winberg - Applicant Stuart Withington, Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of discussions held between Council and applicant to address issues raised at December 2021 Panel meeting.
- The Panel notes that the applicant today has provided sketch plans to show:
 - improved setbacks of 3.5m to side boundaries on McLennan Avenue;
 - reduction of one level to McLennan Ave;
 - increased deep soil landscaping area by moving the OSD below the building footprint;
 - the addition of balconies to ILUs;;
 - measures to ameliorate impacts associated with the Level 3 terrace;
 - a reduction in the height and visual impact of roof plant; and
 - additional roof top landscaping.

Briefing outcomes:

- The applicant is requested to provide a full set of architectural and landscape plans, revised calculations and new cl.4.6. written requests if standards are sought to be varied;
- Expert reports for revised plans, including acoustic and landscape details;
- Additional window/sight line detail to be provided to demonstrate reduced overlooking of neighbouring properties;
- Further consideration of improving the relationship with the terraces on Frenchman's Road; and
- Independent design review for revised plans to be sourced from Matthew Pullinger in relation to revised plans, including presentation/treatment/ materials and finishes for the Frenchman's Road elevation.

Timeframes:

- Revised plans and reports to be submitted to Council by 18 February
- Re-exhibition to commence 23 February for 14 days
- Internal referrals to be returned by 9 March
- Council's Assessment report to be provided to Panel Secretariat by 18 March to allow time for uploading to portal to meet requirement for seven days notification prior to determination meeting.

DETERMINATION DATE SCHEDULED FOR 28 March 2022

Planning Panels Secretariat

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