

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 29 November 2022, 9:30am and 11am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-143 – Wollongong – DA-2022/136 – 7-9, 11, 13 Bellevue Road & 38-40 Princes Highway, Figtree 2525 – Mixed-use Senior's Living - The proposal is for the demolition existing structures, tree removal, and the construction of a mixed-use seniors living complex including various ancillary uses such as a gym, wellness centre, club house, café, chapel, Seniors Day Care and flooding/ stormwater infrastructure and parking.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, David Brown
APOLOGIES	-
DECLARATIONS OF INTEREST	Michael Mantei

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rod Thew (Assessment Planner), Andrew Haven (Engineer), Mathew Carden (Engineer)
APPLICANT	Andrew Connor (Canberra Town Planning), Phillip Bull (Civic Assessments), Alastair MacCallum (AMC Architecture), Craig Perrot (AMC Architecture), Nicholas Sutherland (AMC Architecture), David Pearce (DSBLA), Anthony Barthelmess (Flood engineer), Bernie Cusack (Design engineer), Fr Ivo Tadic (Catholic Diocese of Wollongong), Stephanie Tyrell (CEO Adria Care), Anton Crinovik (Adria Care)
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- Council assessment staff provided an update on the progress of the assessment and outlined the content of their status letter sent to the applicant on 18 July 2022.
- The Council confirmed the applicant had not provided amended plans or information in response to the RFI.
- It was further noted that it was the applicant that requested a briefing with the Panel to directly discuss the proposal.
- Council reinforced its concerns with various areas of non-compliance and issues around bulk, height, flooding, and the impacts in general of the development on adjoining residential development.

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- Council provided a summary of the comments provided by the design review panel and reiterated its concerns about the applicant's approach to flooding and the potential impacts.

Applicant Briefing

- The applicant provided a PowerPoint presentation to the Panel which addressed the following:
 - the background to the proposed development and proposed operations
 - the design concepts
 - an overview of the flooding strategy
 - the community needs for the project
 - and its response to the initial concerns raised by both the Council and Panel, particularly around bulk and scale, which included amended plans indicating a reduction in the number of beds, height, bulk, and scale, amendments to setbacks, and a revised car parking configuration.

The applicant considers the proposal to now be fully compliant.
- The applicant requested the Panel's assistance in progressing the assessment of the application.
- The Council noted they had not yet received the amended plans.
- The Panel noted its support for the benefits to the wider community of delivering a residential aged care facility and independent living units near services.
- The Panel noted at face value that the amendments go some way to address the Panels concerns around the excessive height, bulk, and scale.
- The Panel reiterated that the final outcome will need to respond appropriately to the residential interface.
- The Panel further noted the significant technical differences between the Council and applicants' positions regarding flood policy and modelling and reinforced its concerns that this matter be fully resolved.

Next Steps

- The Panel advised that it shared the Council's concerns about the bulk and scale of the original proposal and has not had the opportunity to consider the proposed amendments with the benefit of Council assessment.
- The Panel advised that it does not necessarily share Council's concerns regarding the need for a rezoning and would prefer to see a development proposal that is generally compliant and appropriately integrated within the broader context of the site.
- It was further noted that any changes to the original plans and the flooding issue would need to be fully canvassed with Council so that it can complete its merit assessment of the proposal.
- In this respect, the panel suggested sufficient information in support of its amended scheme including photomontages from various aspects to demonstrate design improvements should be provided to the Council.
- The Panel also advised the applicant that it is not the job of the Panel to direct Council in relation to its merit assessment of the application. The role of the Panel is as a determining authority.
- Council is responsible for undertaking the assessment of the application and making recommendations to inform any decision the Panel may make on the DA.
- The Panel confirmed that Council will need to decide whether a formal amendment to the application would be required, having regard to the provisions of the EP&A Act and Regulations.

TENTATIVE DETERMINATION DATE TBA

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