

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 February 2023, 1pm – 2:30pm
SITE VISIT	Wednesday, 8 March 2023
LOCATION	MS Teams and on site at 532 Calderwood Road Calderwood

BRIEFING MATTER(S)

PPSSTH-221– Shellharbour - DA0302/2022 – 532 Calderwood Road Calderwood NSW 2527 – Proposed Caravan Park

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Susan Budd, Graham Rollinson, Chris Homer
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Andrew McIntosh, Mathew Rawson, Jasmina Micevski (Observing: Nicole Doughty, Zoe Madaschi, Amanda Andrews, Jacob Lia, Kelly Grieve, Madeline Cartwright) Site Inspection: Mathew Rawson, Andrew McIntosh, Nicole Doughty
APPLICANT REPRESENTATIVES	Briefing: Marion Lourens (Focus Town Planning), Josh Owen (Ingenia), Michael Rabey (Ingenia), Nathan Holloway (Ingenia)
OTHER	Briefing: Tracey Gillett (DPE) Site Inspection: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

The Council assessment staff provided the Panel with an overview of the application and discussed the following matters:

- Assessment pathway. Council advised the Panel that the DA seeks approval for development and use of the site as a caravan park and is not lodged as a seniors housing development under the provisions of SEPP (Housing) 2021 despite the focus of the proposal on over 55s accommodation
- Permissibility of manufactured homes within caravan park definition under LEP
- Nature of use, intended occupants and proposed mix of short stay/long stay and tourist accommodation utilising manufactured homes
- Inconsistency of proposed development with zone objectives for RE2 site and LSPS objective for the protection of Agricultural land

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- Applicability of Part 9 of Housing SEPP (2021)
- Approval history for site and intent to surrender previous consent for a hotel (tourist accommodation)
- Site suitability, location, and proximity to key infrastructure, public transport and community facilities and reliance on cars to access key facilities
- Contextual relationship with and distance from broader urban release area
- Timeframe for completion of village centre for Calderwood and proximity to larger scale commercial and retail precinct.
- Site access, traffic impacts and road upgrade requirements. Upgrades are proposed to Calderwood Road alongside the development site. A new intersection to allow access to the site is proposed on Calderwood Road, as contained in the Civil Engineering Plans provided ACOR Consultants.
- Flooding impacts. The Panel noted that flood free access is not available to the site via Calderwood Road which is the only access to the site
- Water and sewer servicing, proposed reticulation and pumping stations, noting there is no potable water available on site. Sydney Water have not yet agreed to service the site.
- Biodiversity
- Resilience and Hazards SEPP, including bush fire protection measures
- Public exhibition outcomes (2 formal submissions and change.org petition running concurrently)

The Applicant team addressed the Panel and provided a presentation. The following key points were discussed:

- Design concept and built form character
- Response to anticipated demand based on projected demographic in the growth area
- Site structure (284 long term sites / 2 short term sites)
- Characterisation of the use and legal permissibility
- Outline of proposed facilities including club house (lounge, recreation, arts and craft, multi-purpose rooms e.g., cinema, games rooms & needs as arise), and sports precinct including swimming pool, gymnasium, sauna, and a 9-hole golf course
- The Site is well located to facilities proposed in the Calderwood Urban Development Project including the proposed town centre
- Proposed staging (5 stages with Stage 1 containing 41 long term sites and 2 short term sites)
- Design concept
- Background to current development application including details of ongoing consultation with Council and key State Government Agencies such as Sydney Water
- Feasibility analysis

The Panel raised the following issues:

- Site suitability
- Consistency with zoning objectives
- Permissibility of 200 manufactured homes, noting manufactured homes are prohibited and the application relies on 2 caravans (short stay) to demonstrate permissibility
- Characterisation of the use and focus on Seniors Living (over 55's) accommodation
- Access to and integration with services for the target demographic noting the uncertainty regarding the staging and timing of the Calderwood Urban Development Project and status of associated VPAs and SICs.
- Proposed water and sewer infrastructure and servicing arrangements, and lack of a detailed sewer and water plan
- Flood impacts and the need for flood free evacuation particularly noting the proposed demographic (over 55s)
- Traffic generation and the need to upgrade Calderwood Road

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- Limit of Calderwood concept approval and associated road improvements. The Panel noted Councils advice that there are no planned upgrades for the broader Calderwood Road network, except for a number of intersection upgrades.
- Public transport/community transport options

The Panel acknowledged Councils residual concerns regarding land-use compatibility, site suitability, land use categorisation, flood free access, road access and upgrades and the provision of, and access to community facilities. The Panel requested that these matters be addressed and resolved by the applicant to enable Council to finalise its assessment. The Panel advised the applicant that sound justification would be required to support the feasibility of placing potentially vulnerable residents in the proposed location, taking into account the matters raised above, and noting there is limited future commitments relating to the provision of critical infrastructure and services.

Next Steps

- Council is to provide the applicants with a RFI formalising outstanding issues. Applicants will be given 28 days to respond.

THE PANEL IS WORKING TOWARDS A TARGET DETERMINATION DATE IN JULY 2023

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