

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 14 November 2023, 11:45am – 3:30pm Site inspection undertaken after briefing.
<b>LOCATION</b>	<b>Briefing:</b> Wollongong City Council / MS Teams <b>Site Visit:</b> on-site at 4 Lindsay Evans Place DAPTO

#### BRIEFING MATTER(S)

PPSSTH-277 – Wollongong - DA-2023/615 - Seniors Housing - Anglicare St Luke's

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas <b>Site Visit:</b> Chris Wilson (Chair), Grant Christmas
<b>APOLOGIES</b>	<b>Briefing:</b> David Brown <b>Site Visit:</b> Juliet Grant, David Brown
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Nicole Ashton, April Wilkinson, Kristy Robinson
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Candice Pon (Anglicare), Daniel Jukic (Anglicare), Ed Wortman (Anglicare), Amit Julka (Plus Architecture), Alvin Sim (Plus Architecture), Kendal Mackay (DFP Planning), Cristie Evenhuis (DFP Planning), Benjamin Parks (Place Design Group), Tim Field (Place Design Group) <b>Site Visit:</b> Candice Pon (Anglicare)
<b>OTHER</b>	<b>Briefing:</b> Tim Mahoney (DPE), Tracey Gillett (DPE) <b>Site Visit:</b> Tim Mahoney (DPE)

#### KEY ISSUES DISCUSSED

Council provided the Panel with a briefing of the assessment of the application including the following:

- Council has received all external referrals and no objections have been raised.
- Main assessment issues relate to building height and ADG non-compliances (raised by DRP) which require resolution.
- DRP issues to be resolved include bulk/scale, building layout, elevations for Lindsay Evans Place, further details on retaining walls and materials and finishes.
- Neighbour notification 24/8/2023 – 7/9/2023. Two submissions received relating primarily to internal traffic arrangements, particularly during construction.
- Request for information to be issued once all internal referrals are received.
- Council's landscape officer satisfied with proposed tree removal.

#### Planning Panels Secretariat

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- Sub terranean units which currently don't achieve solar access requires resolution.

The applicant gave a presentation on the scheme and highlighted the key aspects of the proposal including the following:

- Key considerations: interface with the Princes Highway, low rise residential to the north, existing stages 1 and 2 and bushland to the south.
- 60 dwellings proposed (9x3 bed ILU villas and 51 ILU apartments across 2 RFB's) replacing the existing 48.
- Noted the site steps down from the Princes Highway. Higher built form placed on the Princes Highway side of the site to take advantage of views and ensure view sharing.
- A PSI, DSI and RAP have been prepared for this development.
- Only a minor increase in traffic with no discernible impact on the surrounding road network.
- Anglicare are reviewing the two submissions received during neighbour notification.
- The applicant has received the DRP minutes and is reviewing them in preparing a response.
- The applicant noted an RFI hasn't been received from Council to date.

Panel:

- The panel queried if there are footpaths in front of the villas, to which the applicant advised there are footpaths for pedestrians to provide safe passage separate from the road.
- The panel queried the approach to the clause 4.6 request, to which the applicant advised that the non-compliance is with respect to the 9.0m height limit but noting that the proposal was fully compliant with the 11.5m provided for by the Housing SEPP which has been used in part as justification for the departure.
- The panel queried if there are support services available to the ILU's for Stage 3 from Stages 1 and 2. The applicant advised that the same services available to Stage 1 and 2 are available to prospective residents in Stage 3, including access and use of the community centre which is currently under construction.
- The panel queried how existing residents are going to be accommodated once works commence on stage 3. The applicant advised most of these will move into Stage 2 which is currently under construction.
- The panel was positive that the proposal was sound and urged the applicant to work closely with Council to ensure a good planning outcome.
- A tentative e-determination and final briefing was scheduled for 6 March 2024 subject to a considered response to Council's RFI in a timely manner.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 6 March 2024**

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