

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 11 March 2025, 10:15am – 11:45am
<b>LOCATION</b>	MS Teams

## BRIEFING MATTER(S)

PPSSTH-472 – WOLLONGONG - DA-2025/26 - 17A & 17 & 505 Murrarar Road TOWDRADGI - IRT Towradgi Park Seniors Housing Redevelopment - Staged Development - three (3) stages Seniors Housing - demolition of existing structures, redevelopment of seniors housing development, including 87 independent living units, neighbourhood shop with café and resident clubhouse.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Tina Christy, Grant Christmas
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Marjorie Ferguson

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Anne Starr, Pier Panozzo, Amanda Kostovski, Mark Adamson
<b>APPLICANT REPRESENTATIVES</b>	Lauren Turner (MMJ Town Planning), Liam Allen (IRT), Kevin Pillay (IRT), Alan Cadogan (URBANAC), Toby Wetherill (Gardner Wetherill), Micheal Lau (Gardner Wetherill), Mitchell Audsley (Arcadia), Jonathan Frecker (Martens), Rhiannon Garrett (Water Technology), Dr Filippo Dall'Osso (Water Technology), Alan Hamilton (JN Engineering), Luke Meredith (JN Engineering)
<b>DPIE</b>	Amanda Moylan, Nikita Lange

## KEY ISSUES DISCUSSED

Council provided a summary of the status of the application and advised that:

- The application is currently being assessed by council staff. Council's preliminary assessment has identified that the development remains unsatisfactory (taking into account concerns raised during the assessment of the previously withdrawn Development Applications). The suitability of the site to accommodate the proposal remains a key concern.
- A Design Review Panel (DRP) meeting has not been scheduled. The DRP provided comments on the previously withdrawn development application DA-2023/284. The council is currently relying on these comments.
- Sydney Water and council's architect, environment officer, heritage officer, landscape architect and community safety officer have provided feedback indicating the application is not supported in its current form.

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- Sydney Water has advised that there are critical infrastructure assets located on the land.
- The applicant has lodged a s73 application with Sydney Water. Sydney Water does not support the application in its current form.
- Comments from NRAR have yet to be received.
- Council has ongoing concerns regarding the following:
  - Elevated roads and pathways proposed to be constructed over easements that traverse the site.
  - The proposed staging of construction and the potential increase in flood risk for those residents temporarily residing onsite during this time.
  - Flooding constraints and the impacts of the engineered solutions on the final architectural and design outcomes, particularly the creation of deep voids across the site.
  - The potential for pooling, odour, vermin and safety issues resulting from these voids.
  - The construction of roadways over the easement that traverse the site.
  - Poor interface with streetscape and lack of street activation.
  - Lack of opportunities for views through the site.
  - Inconsistency within documentation.
  - Extent of tree removal.
  - Suitability of site for the proposed design response.
- Public notification is complete and six submissions were received.

The applicant addressed the panel and provided a detailed presentation which covered the background and details of the development scheme which included a site fly through video.

The panel discussed the following matters with the applicant:

- The need or otherwise for the current DA to be referred back to the DRP noting the limited design changes.
- Given the constraints of the site whether an alternative development typology had been considered given this is the third development application for seniors housing on the site.
- For example, the panel questioned whether a smaller development footprint with taller built form in order to provide a better response to site constraints in particular the flood storage and landscaping challenges had been considered.
- The applicant noted that a major change to previous design response was the removal of the upper concourse being accessed via a vehicle ramp. The applicant also provided details of the improvement in the form and materiality of the design and indicated that it had revisited building types and design options and how they interact with the interface and urban environment.
- The relationship of the site and roadways to the maximum flood level, particularly within the eastern site precinct.
- Evacuation and refuge in place provisions, noting the requirements contained in the *Department of Planning, Housing and Infrastructure "Shelter in place guideline for flash flooding (2023)"*.
- The management of residents, flood risk and evacuation during the staged and interim construction phases.
- Details of the relocation plan and arrangements for existing residents.

The panel advised council that it should include the following matters in its RFI:

- Further clarification and details of the integration of the site with adjoining residential areas.
- Appropriateness of the "shelter in place" approach in a flood event given the vulnerability of the residents, and having regard to the *Department of Planning, Housing and Infrastructure "Shelter in place guideline for flash flooding (2023)"*.

In general, the panel noted that the engineered design solution provided in response to the sites flooding constraints had resulted in a less than desirable urban design and built form outcome, mainly:

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- The creation of deep voids across the site
- Access issues to the Sydney Water easement (sewer pipe) traversing the site
- Interface issues with adjoining land uses
- Significant loss of trees

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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