

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 August 2025, 10:15-11:35am
LOCATION	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

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown
APOLOGIES	Tina Christy
DECLARATIONS OF INTEREST	Marjorie Ferguson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anne Starr, Pier Panozzo, Amanda Kostovski, Janelle Johnston
APPLICANT REPRESENTATIVES	Lauren Turner (MMJ Town Planning), Kevin Pillay (IRT) Toby Wetherill (Gardner Wetherill), Micheal Lau (Gardner Wetherill), Mitchell Audsley (Arcadia), Jonathan Frecker (Martens), Dr Filippo Dall'Osso (Water Technology), Scott McMillan (JN Engineering), Richard Stace (JN Engineering)
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

The Panel met with Council assessment planners and the applicant, and the following matters were noted or discussed.

Council

- Council issued an RFI on 15 August 2025, highlighting several outstanding matters associated with the DA:
 - architecture and overall design response to the site constraints
 - built form and scale, including interface with adjoining residential areas
 - landscaping
 - aesthetics and materiality
 - solar access
 - natural ventilation

Planning Panels Team

- amenity
- sustainability
- accessibility
- waste management
- community safety and services
- Environment
- Heritage
- Planning
- Stormwater and flooding
- GTAs are potentially outstanding as the proposal maybe Integrated development for aquifer interference under the *Water Management Act 2000*. It is noted that the applicant has not nominated the proposal as an Integrated Development
- Council was of the view that it could not support the development in its current form.

Applicant

- The applicant noted that Council's RFI was only uploaded to the Portal several days before the briefing, and it had not had time to consider the matters raised fully.
- Notwithstanding, the applicant thinks that the issues in Council's RFI are resolvable and is willing to respond to Council's feedback with changes to the design as required, including an updated flood model.
- The applicant indicated 8-12 weeks to respond to RFI issues as flood modelling and any design changes would take time.
- The applicant noted that it had been seeking flood comments from the council for some time.
- The applicant advised that it was seeking a decision on the development application.

Panel

- The Panel encouraged the applicant to carefully consider whether the work that was required would eventually result in an acceptable planning outcome noting Council's concerns with the proposal, and those of the Panel, in particular the Panel's view that it would be difficult to overcome the constraints of the site (especially flood related matters) noting that the proposal was for seniors living.
- The Panel strongly advised the applicant to have direct discussions on the matters raised in the RFI, at least to understand the council's concerns on these matters.

Next Steps

- Applicant to respond to RFI within 12 weeks, after which the council will prepare an assessment report for a determination before December 2025
- Council to meet with the applicant to discuss the Council's concerns
- Applicant to advise if they want to respond to RFI concerns or proceed to a determination

MATTER TO BE DETERMINED BY DECEMBER 2025

Planning Panels Team

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels