

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 12 March 2025, 10am – 12pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-475 - SHELLHARBOUR – DAM0146/2024 - 171 Wattle Road Shellharbour 2529 - Modification application - Seniors Housing Development - Modification to DA/331/2012 - (Seniors Living Development (Staged Concept Approval)) - Modifications include minor changes to the approved building envelopes including increased building separation, a minor increase in Independent Living Units for Stage 1, increase in height, rationalisation of the basement, parking and access arrangements and improved internal amenity.

AND

PPSSTH-476 - SHELLHARBOUR – DA0365/2024 - 171 Wattle Road Shellharbour 2529 – Stage 1 of the Seniors Housing Development (consistent with concept approval as amended above) - Demolition of existing structures, construction of four residential flat buildings with 152 independent living units and a clubroom and library, two levels of basement parking, associated landscaping and a new road. This DA relates to the detailed design of the first residential stage of the approved concept development for the site (DA/331/2012).

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Natasha Harras, Chris Homer
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant (Employee of Gyde. Gyde prepared SEEs)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cleo Dwyer, Stacey Houlison, Andrew McIntosh
APPLICANT REPRESENTATIVES	John Phillpott (Uniting Church), Dan Szwaj (Turner), Claire Mallin (Turner), Mel Krzus (Gyde), Hannah Collins (Gyde), Daiana Plassan (Midson Group), Camilla Firman (Gyde)
DPHI	Amanda Moylan

KEY ISSUES DISCUSSED

Council assessment officers provided a background briefing of the proposal for the panel and outlined the status of each application with the following matters being discussed:

- Approval history for the site: staged concept approval DA/331/2012 lodged in 2012 and determined in 2014. Approved by JRPP (PPS-2012STH027), the concept approval involves a staged seniors living development and establishes the key parameters for the overall development, including the total number of buildings, overall height, building envelopes, vehicle access, floor space ratio (FSR), overall number of units, and ancillary non-residential uses.

Planning Panels Team

- PPSSTH-475 proposes minor modifications to the staged concept approval DA/331/2012 with increased building separation, a minor increase in IDUs for Stage 1, minor increase in height, improved internal amenity and rationalisation of the basement, parking and access arrangements. It also enables consideration against updated or new planning instruments and policies, including the SEPP (Housing) 2021 and the Apartment Design Guidelines (ADG's).
- PPSSTH-476 seeks development consent for the construction of stage 1 of the seniors housing development. Key issues discussed include:
 - building separation, which is being assessed within the scope of the concurrent modification application;
 - visual privacy between the buildings within stage 1 of the development; and
 - the landscape design needed to offset the loss of 16 existing trees.
- It was noted that external concurrences and referrals for both applications have been received and are satisfactory.
- A summary of outstanding internal referrals was provided.
- The consultation period for both applications was complete with no submissions received.

The applicant provided a comprehensive overview of the site history and the development scheme for the site.

The panel raised questions regarding:

- The proposed housing mix.
- Ongoing management arrangements for community housing.
- The business model for Uniting Care noting there is no RACF in the proposal and how this model manages the transitional stages and needs of residents who are unable to age in place. The applicant advised there is a RACF within close vicinity to the site.

The panel noted the advice of council staff that the DA and concurrent modification are generally compliant, however, comprehensive and detailed assessments for both applications were yet to be completed. The panel indicated that it is generally supportive of the proposal, acknowledging the site suitability and recognised the applicant is proposing a design response having regard to site constraints including slope.

The panel noted that the assessment of the modification application is more advanced than the stage 1 DA. Consequently, a tentative date for the electronic determination of PPSSTH-475 (DAM0146/2024) has been set for 14 May 2025. A date for the determination of PPSSTH-476 (DA0365/2024) will be determined subject to advice on council's progress with the assessment of the application.