

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 September 2021, 10am – 11am
LOCATION	Teleconference

BRIEFING MATTER

PPSSTH-77 – WOLLONGONG – DA-2021/101 – 3 SQUIRES WAY NORTH WOLLONGONG 2500 – Concept proposal for first phase of Health and Wellbeing Precinct including maximum building envelopes, master plan, urban design guidelines and land uses consisting of seniors housing comprising residential aged care facility and self-contained dwellings, centre based childcare facility, indoor recreation facility, food and drink premises, neighbourhood shops, business premises, community facilities, and recreation area. Stage 1 physical works consisting of demolition of P3 and P4 parking areas, bulk earthworks, site remediation and tree removal, construction of three new roads including intersections, public domain works, amendments to P5 carpark, and provision of stormwater and other infrastructure.

PANEL MEMBERS

IN ATTENDANCE	Renata Brooks (A/Chair), Tim Fletcher, Susan Budd, Michael Mantei, Mark Carlon
APOLOGIES	None
DECLARATIONS OF INTEREST	Gordon Kirkby

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Theresa Whittaker, Pier Pannozo, Alexandra McRobert, Andrew Heaven, Brad Harris, Linda Davis
DPIE STAFF	Sung Pak, Michelle Burns

KEY ISSUES DISCUSSED

- Permissibility of seniors housing
- Inconsistency of originally submitted plans with site specific LEP, DCP and precinct plans
- Desirability of completing the review of the Innovation Campus masterplan and associated community consultation prior to assessment
- Potential amendments to the originally submitted documentation following DRP and Council feedback – any changes to Master Plan will need to be reflected in associated documentation.
- Design relationship with adjacent proposed Primary Community Health Building, subject to State Significant Development process
- LEP height limits and variation request – planning justification
- Suitability of site location, linkages from the site and mix of uses for accommodating seniors/aged care residents, including SEPP Seniors Clause 26 compliance.
- Need for tangible design elements and ongoing operational measures that implement, through the development assessment process, the concept of integrating seniors accommodation and aged care with university research

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- Staging of site investigations for contamination and remediation to accommodate parts of the site which are inaccessible (eg car parks)
- Access to communal and private open space for residents of RACF and ILA separate from “green heart”
- LEP GFA cap for the Innovation Campus and implications of GFA for this DA for future development elsewhere on the campus
- Traffic and parking including resolution of intersection treatment High Street/Squires Way, adequacy of parking provision including replacement of P 3 & 4).
- Flooding and stormwater risk including impact of any fill or on site storage (contaminated material) on flooding/stormwater disposal on adjoining properties.

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