

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER ADDRESS	PPSSWC-173 – Liverpool - DA-42/2021
APPLICANT / OWNER	Marian Higgins / Wohl Investments Pty Ltd
COUNCIL	Campbelltown Council
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Local Environmental Plan 2008
CIV	\$30,821,598.00 (excluding GST)
SCHEDULED MEETING DATE	30 August 2021

REQUIRED ATTENDEES

APPLICANT	Marian Higgins, Director, Higgins Planning Pty Ltd Nick Winberg, Director, Centurion Project Management
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Emmanuel Torres
CASE MANAGER	Alexandra Hafner and George Dojas

OTHER ATTENDEES

RSDA Team	Angela Kenna and Mellissa Felipe
------------------	----------------------------------

ISSUES DISCUSSED

- Introductions
- Exhibition has occurred between 26 March to 12 April 2021, 1 submission received regarding relocation of bus stop.
- Applicant presentation:
 - The proposal is for a residential care facility to replace an existing dated facility, with individual rooms to replace double rooms.
- Council summary
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Western City Planning Panel and therefore is not limited to the detail contained herein.

KEY ISSUES FOR CONSIDERATION

- Issues have arisen from the TfNSW referral in relation to whether Woodlands Road should be used for access. The Applicant sees that as undesirable because it would divert traffic towards the R2 zone and the nearby school. Clauses 100 and 101 of the Infrastructure SEPP will be relevant in that regard. Council currently has no opposition to the present orientation of the access subject to the views of TfNSW.
- The building has been updated significantly in response to the comments of Council's Design Review Panel.
- There is a significant height non-compliance which the Applicant aims to justify on the basis of the existing accommodation and the obstruction to solar access from the adjoining development. Given the extent of non-compliance, substantial justification will be needed.

REQUESTS FOR INFORMATION

REFERRALS SENT AND RECEIVED

External

- Sydney Water
- TfNSW (not supported)

Internal

- Community planning
- Traffic and parking
- Engineering
- Urban Design

RFI SUBMISSION DATE – 31 August 2021.

TENTATIVE PANEL BRIEFING DATE – 18 October 2021

TENTATIVE PANEL DETERMINATION DATE – 8 November 2021