

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 6 December 2021, 11:00am – 12:15pm
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

PPSSWC-186 – Blue Mountains – X/1436/2021 – 203-223 Leura Mall, Leura NSW 2780 – Additions and alteration to existing residential care facility, landscaping, retaining walls, basement car parking and new substation

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli and Nicole Gurran
<b>APOLOGIES</b>	Chris Van der Kley and Don McGregor
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Debbie Pinfold, Alex Williams and Christo Aitken
<b>OTHER</b>	Mellissa Felipe – Panel Secretariat

#### KEY ISSUES DISCUSSED

The Panel discussed the inconsistencies between the proposal and the Conservation Management Plan for the site, noting that the majority of the heritage buildings described as of high conservation value are designated for removal. In addition to the extent of demolition, the Panel discussed the siting and scale of the new construction, which exceeds height and floorspace ratio development standards, and may impact on the adjoining heritage items and the character of the surrounding conservation area. Justification for these variations under clause 4.6 of the LEP will need careful consideration, recognising that in addition to heritage impacts, the bulk and scale of the development raises concerns about visual impacts and overshadowing for adjoining properties.

The Panel also noted concerns about the removal of important vegetation, particularly associated with the proposed basement car parking, including the loss of significant trees.

Council officers advised that a peer review of the building structural and fire safety assumptions used to justify the extent of demolition is pending. The Panel also noted the assessed state significance of the site as recorded on the Blue Mountains heritage register, suggesting that a referral to the Heritage Office may be advisable notwithstanding that the item is not formally listed on the State Heritage Register.

#### Planning Panels Secretariat

Other issues discussed included traffic impacts, vehicular access, and garbage collection arrangements which remain under assessment. The Panel noted the range of detailed public submissions and the Council's intention to consider a further consultation process to ensure that the community is able to clearly understand the proposal, potentially with the aid of an architectural model.

The Panel will endeavour to make a site visit in early 2022 when the results of the peer reviews by the external specialist BCA and Structural heritage consultants; and Council's further assessment of the above matters are available.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 28 March 2022**