

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 7 March 2022, 11:40am and 12:35pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-186 – Blue Mountains – X/1436/2021 – 203-223 Leura Mall, Leura – The proposal involves the restoration and rejuvenation of a heritage listed site to re-establish its former use as a residential care facility, including:

- Retention, conservation, reuse and adaption of The Ritz main building for use as a high-quality and high-amenity RCF, including the addition of a lower ground floor level matching the footprint of the existing south and west wings, and construction of new extensions to the existing south and west wings that are to be rebuilt to provide one-hundred and thirty-seven (137) en-suite rooms and services and amenities for residents and staff;
- Retention, conservation, reuse and adaption of the Manager's Residence as a wellness centre;
- Provision of a below ground pedestrian connection between the RCF and wellness centre;
- Demolition of the existing rear additions to the Ritz, laundry building, education offices, shed/ outbuildings and chimney;
- Closure of general access from Leura Mall (with the exception of emergency vehicles) and creation of a new vehicular access off Wascoe Street;
- Basement car parking for forty-seven (47) car parking spaces, including:
  - Fourteen (14) visitor car parking spaces; and
  - Seven (7) disabled car parking spaces; plus
  - One (1) loading bay;
- Restoration of heritage landscaping, garden areas and fencing;
- Site preparation works, including tree removal and earthworks; Stormwater drainage works; and
- New substation.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli and Nicole Gurran
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Juliet Grant – Gyde – Executive Director and General Manger Graeme Skerritt – Pathways – Applicant Paul Bulijevic – PBD – Architect John Oultram – Heritage Expert Ashleigh Coombes – Gyde - Planner
----------------------------------	--

	Belinda Barnett – Community Consultant Alex Been – Heritage Structural Engineer Anthony Dougherty – BCA Consultant Colin Thompson – Fire Consultant
<b>COUNCIL REPRESENTATIVES</b>	Alex William and Debbie Pinfold
<b>OTHER</b>	Melissa Felipe – Panel Secretariat

## KEY ISSUES DISCUSSED

The Panel received a detailed presentation from the Applicant's Team, including the design approach, heritage management and the approach to the Council controls.

The introduction of the Housing SEPP since lodgement of the DA was referred to. No doubt its savings provisions will be considered. It was said by the Applicant that an FSR standard of 1:1 FSR applied under the Housing SEPP to development on the land for seniors housing assessed under that instrument, albeit that the DA relies upon the Council LEP as fixing the relevant controls. If clause 87 under Chapter 3 Part 5 the Housing SEPP is relied upon in that regard, the Panel notes clause 87(2)(c) of the Housing SEPP.

While re-emphasising the themes raised in the Panel's minutes from its inspection of the site on 21 February 2022, the Panel:

- (a) Raised a concern that appropriate steps are being taken to preserve the heritage fabric of the item against the elements during the DA process. (The Applicant assured the Panel that it would review its arrangements in that regard).
- (b) Inquired as to whether clause 5.10(10) of the LEP would be relied upon by the Applicant (and was advised that at this stage the clause was not relied upon).
- (c) Noted that the clause 4.6 variations to the height and floor space controls under the LEP were substantial, and the requisite 4.6 requests presumably have been carefully prepared having regard to relevant caselaw.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2022

## Planning Panels Secretariat

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