

**RSDA Record of Kick-Off Briefing
Sydney Western City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-263 – 3142/2022/DA-SL - 33 RIVERSIDE DRIVE AIRDS 2560
APPLICANT / OWNER	Applicant: Luis Valarezo Owner: NSW LAND AND HOUSING CORPORATION
APPLICATION	Construction of a part two and part three storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of eight accessible spaces and including communal gardens, landscaping, site services, storm water infrastructure and associated ancillary site works
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$16,059,057.00 (excluding GST)
BRIEFING DATE	26 September 2022

ATTENDEES

APPLICANT	Luis Valarezo, Salina Lama, Simon Mather, Erin Owens, Dan Brindle
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Alex Long, Kristy Griffiths
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 06/09/2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: 31 October 2022

Exhibition dates: 09/09/2022 - 10/10/2022

Estimated assessment completion date: 31/03/2022

TENTATIVE PANEL DETERMINATION DATE: March 2023

Applicant Summary

- Introduced the proposal for the construction of a part two and part three storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of eight accessible spaces and including communal gardens, landscaping, site services, storm water infrastructure and associated ancillary site works
- Cited the location of the site and outlined the site context.

Council Summary

- Noted that no submissions have been received to date.
- Highlighted that there had been 3 requests for development standard variations: FSR, height and setbacks.
- Council noted the local paper had run an article noting the proposal.
- Council cited the height standard was 8.5m, the application was for a height of 10.5m.
- Council awaiting referrals and any conditions of consent.

Chair Comments

- The Chair noted the purpose for the meeting was to discuss the application and to discuss potential issues that may hinder the progress of the assessment.
- It was noted that the intended level of care was for independent living arrangements.
- It was observed that the contamination on-site had been remediated as part of the subdivision.
- The need for the development type in the region was recognised.
- A March 2023 determination was proposed.

- The Chair observed that the the extended blade walls which were one source of the height non-compliance might be considered to be 'architectural roof features' which clause 5.6 of Campbelltown LEP states may be approved despite a height non-compliance. The applicant noted that the topography was also contributing to the issue.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Public exhibition is yet to conclude.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues that Council staff will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

REFERRALS REQUIRED

Internal: Development Engineer, Environmental Officer, Waste Officer.

External: Sydney Water, Regional Panel Kick Off Briefing Minutes.