

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 November 2022, 9:00am to 9:45am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-263 – CAMPBELLTOWN – 3142/2022/DA-SL - 33 Riverside Drive, Airds

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

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Brian Kirk, George Brticevic, Karen Hunt
APOLOGIES	Nicole Gurran
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex Long, Kristy Griffiths
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The Panel noted the non-compliances with height and the 45 degree plane set for wall height, but observed that the 3 storey form anticipated by the control was maintained. The non-compliances were largely limited to roof and roof features, with the 45 degree plane only interrupted for small parts of the roof due to the building orientation, but there were significant offsetting parts where a larger setback was allowed.
- The FSR was consistent with the deemed to satisfy provision in the Housing SEPP.
- The Panel queried whether a lift was required in the context of a seniors living development for Building A, but noted that inclusion of a lift would have consequences for deep soil planting and cost.
- The Panel queried the consistency of requiring planting suitable for koala migration and the allowance of cats and dogs.
- The Panel hoped that the determination meeting could be fixed by February 2023.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: February 2023

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