

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 10 February 2025, 3:30pm to 4:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-500 – Camden – DA/2024/569/1 - 1 Civic Way, Oran Park - Construction of a vertical Seniors Housing Lifestyle Village comprising Ground floor and nine level floors above a two level basement car park.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Rose Sicari
APOLOGIES	Abha Suri
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jordan Soldo, Jamie Erken
APPLICANT	Michael Rodger, Bianca Tulich, Amanda Walker, Mick Owens, Thomas Hansen, Andrew Walsh
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- Even allowing for the additional height available for seniors living development. the proposed maximum height is 37.89m which represents a 10.09m height variation (36%). The extent of the variation is depicted in this detail from the Council briefing report:

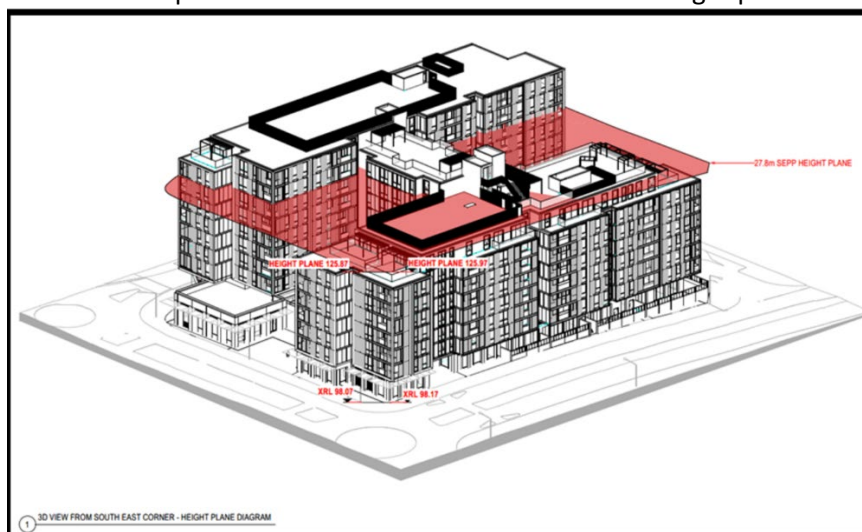


Figure 5: 3D height plane plan showing the extent of the height of building development standard non-compliance.

Planning Panels Secretariat

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2. The present proposal is the result of a pre-DA assessment process in which Council's design review panel encouraged a built form which has been adopted in the subject application in around 2022 (while rejecting one option which proposed a central courtyard open space configuration).
3. Council advised that there is generally seen to be a shortage of independent living aged care apartments.
4. The Council explained the context of the site including a rezoning of land on the corner of Central Avenue and Dairy Street recently approved to height of 47 metres and the expansion of the shopping centre which have to some extent altered the context of the surrounding land since the adoption of the present height controls.
5. However the height exceedance proposed for this application which builds upon the bonus available under the Housing Sepp will require close examination due to the potential for precedent. The Panel will need to be satisfied that a departure from the mapped height limit can be justified having regard to the usual tests applied to clause 4.6 variations.
6. Council advise that it is generally accepting of the proposed departure of Council's minimum parking requirements.
7. The Panel was introduced to members of the Tullich family who explained their background with developing substantial seniors living developments in Western Sydney, and the opportunities they saw for developing a seniors living development so close to the developing Oran Park town centre.
8. The Applicant's design team explained various themes developed in the project design including what was said to be an emphasis on integration with the public domain along the key street frontages.
9. The building steps down towards the residential development to the east was said to provide articulation and opportunities to design quality rooftop open space.
10. Noting that the central courtyards propose trees above the basement carpark, and the design will need to be considered carefully to establish that proposed plantings will grow as planned. Given the proposed non-compliant scale of the building, canopy planting to enhance the public domain would be expected to soften the building and address heat island issues.
11. The design steps taken to reduce overshadowing of the adjacent residential development was explained. Solar impacts on existing and anticipated development will require careful study given the additional height proposed.
12. The Applicant said that a factor in increasing the height of the proposal was adopting more generous floor to floor heights for better amenity.
13. For the DA moving forward it was projected:
 - Council would issue any further RFI by early March.
 - The Applicant would reply by early April.
 - Late May would be the target determination date.