

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 10 August 2020, 10:10am and 11:15am
<b>LOCATION</b>	Public Teleconference

#### BRIEFING MATTER(S)

PPSSWC-83 – Liverpool City Council – DA-220/2020 – 18 Randwick Close, Casula – Construction of a Senior's Housing Development involving a 142 room residential care facility and 93 Independent living units in 3 buildings over basement parking and retail shops.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Peter Harle and Wendy Waller
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Adam Flynn and Boris Santana
<b>OTHER</b>	Melissa Felipe – Panel Secretariat

#### KEY ISSUES DISCUSSED

- The Panel notes the height exceedance which will need to be justified against the usual clause 4.6 principles and considered in light of the advice of the Design Review Panel, but agrees there is merit in relocating bulk of the development away from the adjoining residential housing in Randwick Close.
- The architectural interface with the open space and public areas to the east, and also to the public way on Randwick Close, require careful attention.
- The Panel will look to ensure that if any bonus is to be obtained through the application of the affordable rental housing provisions of the Seniors and Disability Housing SEPP, mechanisms are in place to ensure the relevant dwellings are managed as affordable rental housing in accordance with the requirements of the SEPP.
- The comments of the Design Review Panel in relation to the permeability of the site, and the way in which the development entrances interfaces with adjoining public spaces, require attention in the design.
- The ecological performance of the building could be improved by provision for solar panels on the expansive roof spaces with provision for battery storage.
- The assessment should have regard to Development Near Rail Corridors and Busy Roads – Interim Guideline (Part C-4 - Air Quality near busy roads).

**TENTATIVE PANEL MEETING DATE:** N/A

#### Planning Panels Secretariat

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