

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 22 March 2022. Site inspection undertaken after briefing
LOCATION	Edward River Council, 1 Civic Pl, Deniliquin

BRIEFING MATTER(S)

PPSWES-126 – Edward River – DA 124/21

384-392 Poitiers Street, Deniliquin

Seniors Living Precinct

Stage 1 - 6 metre road, including development of six (6) dwellings.

Stage 2 – continuation of road running development of nine (9) dwellings, and trailer, parking compound including a carport with solar panels

Stage 3 proposes the construction of a Community Centre totalling 1220m2.

Stage 4 – construction of eleven (11) dwellings.

Stage 5 – construction of six (6) dwellings

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	Michael Keys David Christy
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Marie Sutton, Philip Stone, Mark Dalzell
OTHER	Amanda Moylan

KEY ISSUES DISCUSSED

- Panel identified that the statutory framework, assessment pathway and lodgement date are to be clarified by Council to ensure assessment progresses on basis of correct SEPP version and that all relevant SEPP clauses are satisfied and addressed, including clauses which relate to use of seniors housing in business zones given B2 site zoning (cl 19 of SEPPSL 2004 or Clause 89 of Housing SEPP);
- Council outlined background to planning proposal which re- zoned site from infrastructure to business for purpose of seniors housing and the demand for seniors housing within LGA.
- Panel discussed contextual issues and the importance of how the design interfaces to its street frontages including fencing and landscaping and for internal amenity and identified opportunities to improve streetscape and urban design. For consideration this included:

- Opportunities to provide variation in the access alignment outside garage turning paths, to introduce landscaping that breaks up the long driveways visually and as traffic calming.
- Opportunity to terminate views down the long driveways by introduction of new canopy at ends;
- Opportunity to introduce a pedestrian connection within the layout through to Harfleurs Street (noting a desire line towards business uses further along Hardinge Street), whilst considering how the compound is treated.
- Opportunity for the wider verge in Harfleurs Street to include footpath, street tree planting and other landscaping that can offset rear boundary and fencing of units that face internally;
- Opportunity to revisit the type of fencing and how it presents to the public roads including Hardinge and Harfleur Street, subject to landscaping of the wider verges available.
- Opportunity to review the type of cul-de-sac head
- Opportunity to revisit the size of the community centre and nature of landscaped communal spaces that might be incorporated into the site layout for social gathering, connection and p
- Panel congratulated Council on its initiative to design and deliver a seniors housing opportunity within Deniliquin and encouraged Council to explore potential positive urban design improvements that should be able to occur whilst maintaining if not increasing yield and housing outcomes.
- Panel offered Secretariat assistance to progress this matter.

TENTATIVE DETERMINATION DATE TBA