

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 29 April 2021, 9am – 9.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSH-56 – GEORGES RIVER – PAN-57610 – 762 Forest Road PEAKHURST 2210 – Demolition works, construction of a hostel for use as seniors housing.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair)
APOLOGIES	Stuart McDonald, Con Hindi, Nick Katris
DECLARATIONS OF INTEREST	Heather Warton - I have a Conflict of interest (as I do work for the council on contract).

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Linley Love, Monica Wernej
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- Proposal for seniors’ hostel with 70 rooms and communal facilities
- 98 individual objections and petition with 1000 signatures objecting to the development received
- A number of inconsistencies with the Seniors Housing SEPP specifically,
 - Exceeds maximum height and FSR standards
 - Heritage impacts- bigger setback required to Forest Rd to respect heritage item
 - Bulk, scale and character relative to the surrounding area
 - Solar access, insufficient information
 - Shortfall in requisite landscaped area
 - Stormwater issues
 - CPTED issues
 - Accessibility
 - Waste management inadequate
- Location of communal facilities and usability
- Owners consent from Council land, purchase agreement and subdivision yet to be considered
- Particular community concerns include:
 - Building height, bulk, scale and impacts on streetscape
 - Direct impacts on amenity of Prospect St residents in terms of privacy, overlooking and overshadowing
 - Traffic and parking congestion on the street and difficulty of servicing

- Plan of Management and staffing of site
 - Loss of existing use
- The number of issues to be resolved suggests a fundamental rethink of the proposal is needed, more in line with the SEPP objectives, the development standards and the neighbourhood character and constraints.

TENTATIVE PANEL MEETING DATE: N/A