

## SYDNEY WESTERN CITY PLANNING PANEL

### RECORD OF BRIEFING MEETING

Meeting Date: 25 October 2017

Meeting Time: 12.55pm to 1.35pm

<b>PANEL REF</b>	2017SWT003
<b>DA NUMBER</b>	DA17/0237
<b>PROJECT TITLE</b>	Seniors Housing Development comprising 160 Self-Care Apartments, Related Facilities, Basement Car Parking & Associated Works, 40-48 Garswood Road, Glenmore Park
<b>LGA</b>	Penrith Council
<b>MEETING LOCATION</b>	Penrith Council

### ATTENDEES

<b>PANEL MEMBERS</b>	Bruce McDonald – Acting Chair Stuart McDonald Lindsay Fletcher Glenn McCarthy
<b>APOLOGIES</b>	Ross Fowler
<b>COUNCIL ASSESSMENT STAFF</b>	Robert Craig Lauren Van Etten
<b>OTHER</b>	Suzie Jattan, Planning Panels Secretariat

**CONFLICT ON INTEREST:** Nil

**KEY ISSUES DISCUSSED:**

- Specific advice on scale and massing of these building in this location (golf course setting, rural gateway city entry context and prevailing rural character)
- Acoustic impacts (road traffic noise)
- Visual impacts from public roads
- Solar access impacts to the units
- Vehicular access - accessible parking and visitor parking
- Waste management within the basement and ground level collection room
- Impact of future re-arrangement of golf course possibly further exposing the proposed buildings
- SEPP 65 implications (assessment design principles and associated ADG principles)
- Relationship of Site Compatibility Certificate to merit assessment of the application under Penrith LEP and Seniors SEPP and implications on discretion of the consent authority
- Consideration given to locating this proposal to a different location on site in terms of urban context
- Plan of management and supply of services and final ownership and tenure arrangements
- Safety for residents – related to golf course use