



SYDNEY WESTERN CITY PLANNING PANEL

RECORD OF BRIEFING MEETING

Meeting Date: 25 October 2017

Meeting Time: 12.55pm to 1.35pm

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

ATTENDEES

PANEL MEMBERS	Bruce McDonald – Acting Chair Stuart McDonald Lindsay Fletcher Glenn McCarthy
APOLOGIES	Ross Fowler
COUNCIL ASSESSMENT STAFF	Robert Craig Lauren Van Etten
OTHER	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