

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Monday 27 August 2018 Opening Time – 2.45pm Closing Time – 3.12pm
<b>LOCATION</b>	Penrith City Council

#### BRIEFING MATTER:

##### **2018SWT007 – Penrith – DA18/0678**

Lot 3990 Jordan Springs Boulevard, Jordan Springs

Staged Concept Development comprising Stage 1 Works involving the Construction of x 51 Seniors Living Villas, Civil Works & Landscaping and Stage 2 Concept Development for Future Independent Living Units

#### ATTENDEES

<b>PANEL MEMBERS</b>	Justin Doyle – Chair Bruce McDonald Nicole Gurran Ross Fowler Glenn McCarthy
<b>COUNCIL ASSESSMENT STAFF</b>	Jane Hetherington and Peter Wood
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

**APOLOGY:** Nil

**CONFLICT OF INTEREST:** Nil

#### SITE INSPECTION:

The following Panel Members attended the site inspection:

Justin Doyle – Chair

Bruce McDonald

Nicole Gurran

Ross Fowler

Glenn McCarthy

#### KEY ISSUES DISCUSSED

The following matters require attention in the assessment:

- The Panel will look to be satisfied that the Stage 2 concept for envelopes for three new buildings comprising independent living units will be capable of delivering a sufficient level of amenity.
- The setback to ‘Jordan Springs Boulevard’ ought to be sufficient to allow for sufficient tree planting and good presentation to public spaces.

- Whether the Asset Protection Zones will be necessary, and if so whether they will impact on adjoining bushland.
- Better detail is needed for the secondary access proposed off Lakeside Parade.