

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	25 July 2019 Opening Time 11.30am to 12.00pm
<b>LOCATION</b>	Blacktown City Council

#### BRIEFING MATTER:

2019CCI027 – Blacktown – DA19-00001

Address – 13 & 15 Panorama Parade, Blacktown

Description – The construction of a 3 storey health services facility consisting of:

- Demolition of 2 dwellings
- Construction of a 3 storey health services facility consisting of radiography/medical diagnostic imaging on the ground floor and specialist medical consulting rooms on levels 2 and 3;
- Lift and amenities provided on each floor level;
- 3 levels of basement car parking for 70 car spaces;
- Waste storage and collection at basement level 1;
- Hours of operation Monday to Friday: 7am to 7pm, Saturday: 7am to 12pm; and Associated landscaping works and civil works.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Paul Mitchell Stuart McDonald Kathie Collins Chris Quilkey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Judith Portelli Kelly Coyne
<b>OTHER</b>	Planning Panel's Secretariat: Suzie Jattan

#### KEY ISSUES DISCUSSED AND MATTERS TO BE IN THE COUNCIL ASSESSMENT REPORT:

- Car parking must comply with controls, overdevelopment of the site in its current form.
- Solar access to adjoining dwelling must be manufactured to a level compatible to a 2 storey development. Third storey component to be reduced to reduce impact.
- Waste management to be assessed.

- Landscaping – deep soil to be provided around perimeter of site to provide better amenity to the neighbouring residential development.
- Built form and scale to be reduce through providing deep soil around the perimeter of the building.
- Design excellence – height, scale and bulk of the proposed development to meet objectives of the SP1 zone to minimize any adverse impact to neighbouring property.
- Any departures of development standards. Car parking to comply.