

BRIEFING DETAILS

BRIEFING DATE / TIME	13 May 2019 Opening Time 2.30pm to 3.00pm Site inspection undertaken before briefing
LOCATION	Penrith City Council

BRIEFING MATTER(S)

Panel Ref - 2019WCI023 – LGA – Penrith – DA17/0237.03

Address - 40 - 48 Garswood Road Glenmore Park

Description - Modification Application to approved Seniors Housing Development

Modifications to Access Driveway Alignment & Landscaping Works - Seniors Housing Development comprising 160 Self-Care Apartments, Related Facilities, Basement Car Parking & Associated Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran and Ross Fowler
APOLOGY	Glenn McCarthy
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lauren Van Etten
OTHER	Suzie Jattan – Panel Secretariat

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

- The site compatibility certificate under which the development application was approved includes the requirement:
 “4. The proposed development includes an appropriate landscaped buffer to The Northern Road upgrade for visual amelioration purposes”.
 The Panel was satisfied that the extensive 80 metre setback between the carparking adjacent to Block D which was heavily vegetated was adequate to satisfy that requirement. The Panel questioned whether that remained the case with the proposed modification.
- A failure to meet the requirement for an appropriate landscaped buffer was both a significant issue of merit in terms of ensuring the non-conforming development type was

adequately screened from The Northern Road, and also raised a question of the Panel's power to approve the modification if the requirements of the certificate were not met.

- The Panel was also concerned that the modification would extend and complicate the travel route for occupants of this proposed seniors housing development.
- The Panel observed recent filling and tree removal that appears to have occurred within and adjacent to the development site, alongside The Northern Road. The Panel suggests seeking an explanation of the work undertaken from the Applicant and/or the owner of the land.
- The Panel would expect to see any screening and landscaping relied upon to satisfy the compatibility certificate preserved in the long term by retaining it on the same allotment as the development, or through an appropriate covenant.