

BRIEFING DETAILS

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| BRIEFING DATE / TIME | 18 June 2019 Opening Time 12.20pm to 12.45pm Site inspection undertaken before briefing |
| LOCATION | Campbelltown City Council |

BRIEFING MATTER(S)

Panel Ref – 2019WCI026 - LGA – Campbelltown - DA4435/2018

Address - Lot 1 Pembroke Road, Minto

Description – Seniors Living, Concept application and staged seniors living development for 10 residential flat buildings comprising 315 independent living units, 32 attached villas, a 100 bed residential aged care facility, community facilities and associated carparking

PANEL MEMBERS

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| IN ATTENDANCE | Nicole Gurrán (Acting Chair), Bruce McDonald, Meg Oates and Darcy Lound |
| APOLOGIES | George Greiss |
| DECLARATIONS OF INTEREST | Mr Doyle advised that he knows the applicant in this matter. |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Ellise Mangion |
| OTHER | Suzie Jattan – Panel Secretariat |

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

- The Panel notes that the design of the application has been reconfigured but remains consistent in density and scale with that submitted for the Site Compatibility Certificate
- The need to balance bushfire clearance requirements and biodiversity protection, noting the existence of significantly sized trees on the site, as well as foliage along the riparian corridor, which is critical to the local character
- The design and location of waste services, including the need for waste chutes within buildings
- Solar access to buildings, and SEPP 65 compliance
- The presence of groundwater contamination and the need for additional up to date documentation to enable expert determination of the site's suitability for the proposed use (consistent with the requirements of SEPP 55)

- Pedestrian linkages to and from the site, particularly to bus stops on Pembroke and Townsend Roads