

BRIEFING DETAILS

BRIEFING DATE / TIME	13 August 2019 Opening Time 1.15pm and closing time 2.00pm
LOCATION	Campbelltown City Council

BRIEFING MATTER(S)

2019WCI038 – Campbelltown – DA130/2019

Address – 247 Jamboree Avenue, Denham Court

Description – Seniors Living – Construction of a 144 bed residential aged care facility with onsite parking for 48 cars, loading facility and associated site and landscaping works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Darcy Lound and George Greiss
APOLOGIES	Nicole Gurran
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Timmins and David Smith
OTHER	Suzie Jattan – Panel Secretariat

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

- Compatibility with the character of the area is an important matter, with attention to presenting the development to the public streets and to the adjoining residential lots. Connection with the native bush elements on opposing corners of the intersection of Jamboree Avenue and Denham Court Road should be an aim of the design.
- The location of all of the vehicular maneuvering, garbage collection and plant at the street-front is undesirable and an adaption of the design which improves the street presentation should be considered.
- The Panel sought confirmation that there is no residual concept plan associated with the adjoining Willowdale Retirement Village with relevance to the application.
- The proposed structures on the southern boundary and the 3.5 metre boundary fence have the potential to impact on the adjacent private open space and may need to be set back from the boundary or redesigned to avoid overshadowing.

- While there is an advantage to having the ambulance bay and some of the disabled carspaces at grade, the other visitor spaces and some of the disabled spaces might be better relocated to the basement (presumably with some additional excavation) to reduce the size and visual prominence of the vehicular circulation areas on the street front and an increase in landscaping. The vehicular circulation areas are complicated and potentially obstructed by the visitor parking arrangements. The Panel would anticipate considered feedback from the traffic engineer on these points.
- The Traffic Committee will need to consider the proposed demolition of the existing busstop, and a submission from the Applicant is required on that subject.
- The Panel will need information in order to consider the potential impact on the Jemena pipeline, noting that the whole of the site is located within the Eastern Gas Pipeline and Notification Area. Jemena's response to referral to date would seem to lead to refusal of the application if accepted by the Panel. The Applicant should be asked to discuss the matter with Jemena directly to investigate whether Jemena's concerns can be resolved. The Panel will require advice as to how Jemina's response is to be considered.
- The inclusion of a three storey element adjoining a single storey sensitive land use exceeding the numerical control for height is of concern noting that no clause 4.6 request is made. Both the legal permissibility of that element and its amenity impacts will need to be considered.
- Articulation of the presentation to Denham Court Road might be given attention. Some vegetated insets into the boundary fence planted with ornamental small trees would be one way of softening the appearance.
- Solar panels, storage batteries arranged for efficient use and minimum appearance from the street should be considered