

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 15 November 2021, 10:15am – 11:00am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-177 – Penrith City Council – DA21/0607 – 94-100 Explorers Way, St Clair – Construction of Two (2) Storey & 154 Bed Residential Aged Care Facility including Associated Services & Facilities, Allied Health Facility (Therapy Room, Consulting & Treatment Rooms & Outdoor Exercise Area), Resident & Visitor Cafe, 37 At-Grade Car Parking Spaces & Associated Demolition, Stormwater Management & Landscaping Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli and Glenn McCarthy
APOLOGIES	Ross Fowler
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Saunders, Robert Walker, Robert Craig, Jacqueline Kincke, Jill Williams
OTHER	George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- Permissibility and characterisation issues arise in relation to the proposed hair salon, cafe, health consulting and treatment rooms, as well as the gym/therapy room as to whether they are proposed to be open to non-residents.
- The site includes mapped vegetation and a BDAR is presently outstanding.
- The Panel notes that the western access drive passes over land owned by the Council which appears to be an unformed portion of land once reserved as roadway. As Council owns the land, it will need to decide what it intends for the area bordered by the site, Explorers Way and Ashwick Circuit, noting that part of that land might be incorporated into the DA site by transfer, part might be included in the road reserve and part might be available for open space.
- Sightlines for the proposed point of access will need to be considered given its location on a curve in Explorers Way. A query has also been raised by Council's Waste Services.
- Solar access to the proposed development would seem to require consideration.
- The proposed solar panels shown in the plans should be covered by conditions addressing whether provision for battery storage has been made.
- The extent of the setback to the adjoining residential development, related interface with that adjoining development and allowance for meaningful landscaping is important (noting the paved vehicular manoeuvring areas requires attention).

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- The DA is lodged under Penrith LEP noting that the development does not meet the locational requirements of the Seniors SEPP. Council has asked for a comparison to the Seniors Living Guidelines as a check on the relevant planning considerations.
- The site is mapped as affected by bushfire risk, and the RFS requirements will need to be taken into account in terms of biodiversity impacts and the apparently required BDAR.
- The large proportion of the frontage taken up by either driveway or services would seem to require attention, noting the concerns of the Design Review Panel in that regard.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2022

Planning Panels Secretariat

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