

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Friday, 10 December 2021, 11:00am and 12:00pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-191 – Campbelltown City Council – 2635/2021/DA-SL – 22 & 20 Karingal Place and 49 & 55 Creigan Road, Bradbury 62560 – Construction of a part two and part three storey seniors living development comprising 31 independent living units and 31 parking spaces including provision of communal gardens, landscaping site services, stormwater infrastructure and ancillary site works.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurrán and Sue Francis
<b>APOLOGIES</b>	Darcy Lound, George Griess and Ben Gilholme
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli: Conflicted in LAHC development applications

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Belinda Borg and Alex Long
<b>APPLICANT REPRESENTATIVES</b>	Cameron Yates, Daniel Covarrubias, BBC Planner, Robert Puflett, Fouad Habbouche and Emmanuel Igbokwe
<b>OTHER</b>	Mellissa Felipe – Panel Secretariat

## KEY ISSUES DISCUSSED

Overall the Panel were impressed with the sophistication of the architecture of the proposal, and would like to see the attention to architectural detailing in the DA scheme carried through to the built project.

The Panel notes the positive feedback from the Design Review Panel.

The Panel would hope to see an access consultant report in relation to public transport access provisions under the Seniors SEPP which might address the existing path of travel pending the anticipated new public transport links, noting the 4.6 request in that regard.

Careful attention is needed to the 4.6 variation request noting the importance of applying the development standard consistently. The Panel noted that there are a number of site-specific features of the property and a high level of design. The justification should focus on the objectives of the development standard that have been recognised in Court consideration of the instrument.

The Panel noted that the applicable height limit included a dimensioned height and storey limit. Both would seem to require attention in the variation request.

## Planning Panels Secretariat

The SEPP 55 and flooding issues will also need to be addressed.

If any issues arise from the public exhibition, the Panel should be informed.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 28 February 2022**