

BRIEFING DETAILS

BRIEFING DATE / TIME	17 February 2020, 1:15pm to 1:45pm
LOCATION	Penrith Council, Pasadena Room, 601 High Street, Penrith

BRIEFING MATTER(S)

PPSSWC-43 – Penrith Council – DA19/0808 –39 Jordan Springs Boulevard Jordan Springs – Seniors Living Apartment Building

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Susan Budd, Glen McCarthy and Jeni Pollard
APOLOGIES	Ross Fowler
DECLARATIONS OF INTEREST	Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth has advised the applicant or an affiliated entity of the applicant of the above development proposal. As a Partner of the firm, I consider that this fact, while the relevant file is unrelated to the proposal being assessed, may result in a reasonably perceived conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jane Hetherington & Kate Smith
OTHER	Melissa Felipe

KEY ISSUES DISCUSSED

- Clarification of internal waste management arrangements is required, given the large number of aged and potentially disabled residents. Council staff advised that its policy required a chute system which may be appropriate.
- Council advised that the development complies with the RMS parking and traffic guidelines, but not the Seniors Living SEPP. Clarification as to the relationship between the schemes and whether an election by the Applicant as to which scheme is to apply would be of assistance. Staff parking may be an issue. A management plan incorporating staggered shifts may assist.
- Protrusion of the basement level as the building presents to Lakeside Parade might be avoided. The lengthy complicated pedestrian ramp seems to require design attention. The driveway adjacent to building C seems to have insufficient setback to the side boundary to accommodate adequate landscaping.
- The panel is happy to see the involvement of a senior urban designer in the assessment to consider these issues.

TENTATIVE PANEL MEETING DATE: N/A