

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 19 October 2020, 10:30am – 11:30am
<b>LOCATION</b>	Teleconference Call

## BRIEFING MATTER(S)

PPSSWC-52 - Wollondilly - DA17/12/2019 - 2689 REMEMBRANCE DRIVEWAY TAHMOOR 2573 - Senior Housing

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Robert Khan and Michael Banasik
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Justin Doyle: Considered the site compatibility certificate on 2019WCI008 20 Rockford Road, Tahmoor. Nicole Gurrán: Considered the site compatibility certificate on 2019WCI008 20 Rockford Road, Tahmoor.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Anthony Richardson and Michael Buckley
<b>OTHER</b>	Mellissa Felipe and Michelle Burns – Panel Secretariat

## KEY ISSUES DISCUSSED

1. The Panel request Secretariat advice as to whether procedurally, panel members involved in determining a Site Compatibility Certificate, are able to consider a DA relating to the same matter.
2. The Panel were informed that Council's engineer has reached a sufficient level of satisfaction that the onsite treatment proposed could be managed with the available land, noting that evidence of the availability of a sewer connection is to be provided before Stage 5 receives a construction certificate.
3. Arrangements for, and timing of, pedestrian access to the Tahmoor township was raised. In particular the Panel would like the assessment report to clarify proposed footpath and crossing arrangements and the timing of when critical works are to occur. The expectation would be that pedestrian infrastructure would be provided as part of stage 1 of the project and if this is to be compromised, the Panel would expect specific advice about that issue from both the Applicant's engineers, and Council staff, with specific reference to the "Road User Safety Management" advice contained at section 5.5 of the report.
4. The Panel would be grateful for any detail available for any potential additional pedestrian connections between Stratford Road and Rockford Road, and if suitable Remembrance Drive.
5. The Panel restated that the commitment to higher levels of care for residents being available to even earlier stages of the development was an important aspect of the public interest which was a

requirement for the SCC approval, noting Council's assessment staff's advice that Conditions 1(3) and 28(3) were recommended to that end, and that close consideration of this matter will be required.

6. The Panel queries whether solar panels can be incorporated into any parts of the design, and whether roof materials and colours can be specified, to improve environmental performance.
7. The Panel noted that a considered public submission was made objecting to the development which raised a number of important merit considerations including the suitability of the proposed density and environmental impacts, which are addressed in the Council officer's report.
8. The Panel noted the requirement expressly nominated in the SCC in relation to pedestrian access and asked that the width of footpaths be reviewed as to their suitability to accommodate for disabled access and whether they ought to be extended to Tahmoor shopping centre.
9. With those matters addressed in a final report or addendum, the matter would seem to be suitable for electronic determination.

**TENTATIVE PANEL MEETING DATE: Suitable for electronic determination**