

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	16 September 2019 Opening Time 1.00pm to 1.30pm Site inspection undertaken before briefing
<b>LOCATION</b>	Penrith City Council

**BRIEFING MATTER(S)**

PPSSWC-6 – Penrith – DA19/0465

Address – 55 Jordan Springs Boulevard, Jordan Springs

Description – Integrated development for a 5 storey aged care facility (nursing home) containing 144 rooms.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Jeni Pollard and Glenn McCarthy
<b>APOLOGY</b>	Ross Fowler
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Jane Hetherington, Sandra Fagan and Gavin Cherry
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

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

- Accessible pedestrian access directly to the north-eastern corner would seem to be good design for an aged care development with the most likely pedestrian destination towards the community shops in that direction.
- Design should also consider solar access for units presenting to the courtyard.
- A management plan for shift turnovers should address the overlap for parking demand. Staggered shift changeovers are likely to assist.
- Other important design issues to be addressed are the treatment of the undercroft area and the presentation of the street level of the building to both street frontages. The ground floor parking design appears to require work in terms of efficiency and the potential to create opportunities to incorporate landscaping along both street frontages.
- The appropriateness of the activity area being located in the middle of a traffic circulation area is questioned.
- Energy efficient design should be considered in terms of solar panels and battery storage.

