

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 2 November 2020, 10:05am – 10:40am
<b>LOCATION</b>	Teleconference Call

## BRIEFING MATTER(S)

PPSSWC-99 – Camden City Council – DA/2020/524/1 – 5 SMALLS ROAD GRASMERE 2570 – Concept development application for seniors housing development over 6 stages comprising:

- Residential Care Facility with 128 beds across 3 storeys;
- Apartment style self contained dwellings. Approximately 259 units with 2-3 bedrooms across 12 buildings between 3-5 storeys including recreation centre consisting of lounge, dining, cinema, salon, reception, function rooms, auditorium and back of house areas;
- Single storey wellness centre consisting of pool, gym, physio, lounge and care room;
- Single storey villa style self contained dwellings. Approximately 82 units with 2-3 bedrooms;
- Three storey retail and health centre building, including specialist medical rooms for visiting doctors and dispensary;
- Single storey child care facility for approximately 90 children;
- Single storey dementia cottages. Approximately 24 rooms across 2 buildings; and
- Estate entrance signage, landscaping, internal private roads, services, stormwater, civil and associated works.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli and Nicole Gurran
<b>APOLOGIES</b>	Theresa Fedeli and Lara Symkowiak
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ryan Pritchard, Jordan Soldo, Mathew Rawson and Jamie Erken
<b>OTHER</b>	Melissa Felipe – Panel Secretariat

## KEY ISSUES DISCUSSED

1. The Panel will consider whether it is appropriate for the same Panel members to be part of the Panel constituted to determine the DA if they were members of the Panel which determined an associated planning proposal review. Both a permissibility and a merit issue potentially arise in relation to the proposed clearing in the E2 Environmental Conservation Zone which should be addressed in the assessment report. The Biodiversity Conservation Act will apply to the planned vegetation removal, and a BDar has been submitted.
2. Community concerns have been raised about the proposed increased height and associated issues of light pollution, privacy and traffic impacts, as well as in relation to the adequacy of documentation. The Panel agrees that these are relevant matters to be considered carefully.

3. Aboriginal artifacts have previously been discovered on the site. The Panel queried whether the AHIP process needed to be addressed prior to determination, and will need specific advice on that process when the matter is finally reported.
4. Council assessment staff advised that the existing intersections are likely to be able to cater for the anticipated additional traffic.
5. The regional assessment team considering the planning proposal has provided some preliminary feedback, particularly by querying whether the location of the higher buildings around the perimeter of the site is the best outcome taking into account the proximity of detached residential development on adjoining land.

**TENTATIVE PANEL MEETING DATE: N/A**