



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	BaptistCare Carlingford – Seniors Housing	
Meeting Location:	The Project Site and surrounding area	
Date:	6 August 2024	
Time:	10:00am	
ATTENDEES		
Commissioners:	Juliet Grant Elizabeth Taylor Michael Chilcott	Panel Chair
Office of the IPC:	Kendall Clydsdale Callum Firth	Principal Case Manager Planning Officer
Applicant:	Joshua Brandon Trent Wiggins Luis Santeliz Daniel West Nick Byrne Matthew Ritchard Keith Stead Mikael Peck Greg Tesoriero	Senior Development Manager, BaptistCare Senior Development Manager, BaptistCare Senior Project Manager, TSA Riley Director – Planning, Ethos Urban Director, DKO Architects Senior Associate, DKO Architects Associate Director, Oculus – Landscape Architects Principal Ecologist, Cumberland Ecology Manager, CPS Planning – Arborist
LOCATIONS AND KEY OBSERVATIONS		
<p>A) Meeting Point – Corner of Martins Lane and Pennant Hills Road</p> <ul style="list-style-type: none"> Chair’s opening Statement and Acknowledgement of Country Representatives of BaptistCare provided an overview of their existing Gimbawali Place development. The Commission observed Gimbawali Place, Martins Lane and Pennant Hills Road <p>B) ‘Gimbawali Place’ (existing social and affordable housing development adjacent to the north of the site)</p> <ul style="list-style-type: none"> Representatives of BaptistCare continued providing an overview Gimbawali Place. Commissioners observed the Project Site which is located south of Gimbawali Place. <p>C) Top Level of Gimbawali Place</p> <ul style="list-style-type: none"> Commissioners observed the locality from level 4 of an existing building in the south-eastern corner of Gimbawali Place. <p>D) South-west Corner of Gimbawali Place</p> <ul style="list-style-type: none"> Commissioners observed the recently completed local road network from the south-western corner of Gimbawali Place, being the north-western corner of the Project Site. <p>E) Martins Lane</p> <ul style="list-style-type: none"> Commissioners observed the Project Site from Martins Lane, looking west. Commissioners observed the surrounding locality. <p>F) Project Site – Southern End</p> <ul style="list-style-type: none"> Commissioners entered the southern end of the Project Site from Martins Lane, walking to a central location. Commissioners observed the Project Site in general and the surrounding locality to the south and west. <p>G) Project Site – Eastern Side</p> <ul style="list-style-type: none"> Commissioners observed the eastern side of the Project Site, including existing trees. <p>H) 3A Homeland Avenue</p> <ul style="list-style-type: none"> Commissioners attended 3A Homeland Avenue, Carlingford (3A) which forms part of the Project Site. Commissioners observed 3A and the surrounding locality. 		
Meeting closed at: 11:25am		



SITE INSPECTION MAP AND PHOTOS





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Location A

***Corner of Martins Lane
and Pennant Hills Road***



Looking north across Pennant Hills Road from Martins Lane



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Location B

'Gimbawali Place'



Gimbawali interior



Looking south towards the project site



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Location C

Top level of Gimbawali Place



Looking southeast across the northeast corner of the project site



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Location D

**Southwest corner of
Gimbawali**



Looking south along the western edge of the site



Looking north towards Gimbawali and the road dedicated to Council



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Location E

Martins Lane



Looking south along Martins lane



Two blue gums on the eastern edge of the site adjacent to Martins lane



The southeastern boundary of the site



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Location F

Project site – southern end



Looking south across the proposed ecological zone



Looking east to the adjacent properties



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Location G

Project site – eastern end



Looking north across the eastern edge of the site



Regrowth vegetation within the site



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Location H

3A Homeland Avenue



Looking west along Homeland Avenue



3A Homeland Avenue