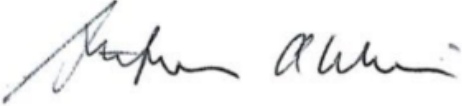





**Panel Advice provided pursuant to Section 2.19 of the EP&A Act 1979**

The Panel has considered the Planning Proposal and the preliminary assessment prepared by Council officers and provides the following advice:

1. The Planning Proposal is generally supported for the following strategic reasons:
  - a. The Planning Proposal is consistent with the Greater Sydney Region Plan and Western City District Plan.
  - b. The Planning Proposal is consistent with Penrith's Local Strategic Planning Statement, Employment Lands Strategy, Economic Development Strategy and Rural Lands Strategy.
2. The Planning Proposal is generally supported for the following site-specific reasons:
  - a. The proposal responds to concerns about flooding and environmental issues raised during consideration of the previous Planning Proposal.
  - b. However, the following matters need to be considered before finalisation of the amendment.
    - It is noted that the additional storey will exceed the current 15m height limit set out in the Planning Proposal.
    - It is highly desirable to avoid adoption of a Planning Proposal that is then still dependent on the use of a clause 4.6 variation at the Development Application stage. The Planning Proposal should apply a conclusive height limit on the site considering the varying existing ground levels of the basin.
3. It is recommended that Council work with the applicant to ensure that there is no additional floor space than that proposed in the Planning Proposal.
4. It is recommended that the Planning Proposal be progressed through the Gateway process.
5. Bearing in mind the possibility that further Planning Proposals may be submitted to increase the amount of development on other land in the vicinity of this site, the Planning Panel recommends Council undertake analysis to assess the potential cumulative implications of further changes to planning controls in the area. This will assist Council in understanding the potential servicing and other land use planning responses to further development in this area.

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| <p>Stephen Alchin - Chair</p>   | <p>Lisa Trueman – Expert</p>   |
| <p>Patrick Hurley – Expert</p>  | <p>Laura Howard – Community Representative<br/>         Laura could not attend. However, Laura has indicated she is supportive of the Planning Proposal proceeding to Gateway.</p>  |