

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 22 February 2017
LOCATION	Penrith City Council, 601 High St, Penrith

BRIEFING MATTER

2016SWT003 – Penrith - DA16/1236 - 2-8 Twin Creeks Drive LUDDENHAM - Staged Construction of Twin Creeks Resort including 275 Room Hotel & Related Facilities & Alterations & Additions to Existing Twin Creeks Golf & Country Club Building

ATTENDEES

PANEL MEMBERS	Sean O'Toole (Chair) Paul Mitchell Ben Price Glenn McCarthy
COUNCIL ASSESSMENT STAFF	Mathew Rawson Gavin Cherry

KEY ISSUES DISCUSSED

- Cr Price declared a COI as he lives in an estate affected by the development;
- The fact that the second stage development is completely excluded from the assessment of this application, however Council staff may comment to the applicant on the general issues that may impact on this future stage;
- Interface of the built form to adjoining community facilities and presentation to Twin Creeks Drive including 6 storey wall height at either end of the Resort, zero setback of basement to Twin Creeks Drive boundary and predominance of driveways facing Twin Creeks Drive;
- The lack of analysis for Mamre Road/Luddenham Road and Luddenham Road/Elizabeth Drive as well as the methodology issues raised by the RMS;
- Access arrangements forcing anti-clockwise car park circulation and lack of safe drop off points;
- Capacity of Twin Creeks Sewage Treatment Plan and lack of detail regarding required upgrade works;
- Clarification of Community Facilities land ownership and access rights; and
- Amenity impacts on adjoining community facilities and residential dwellings, solar access and visual privacy must be objective and detailed.