

MEETING DETAILS

MEETING DATE / TIME	Thursday, 24 August 2017 – 1:14 PM to 2:14 PM
LOCATION	Penrith City Council, 601 High Street, Penrith

BRIEFING MATTER(S)

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

PANEL MEMBERS

IN ATTENDANCE	Sean O’Toole (Chair), Mary-Lynne Taylor, Paul Mitchell, Glenn McCarthy, Ross Fowler
APOLOGIES	None
DECLARATIONS OF INTEREST	Ben Price

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gavin Cherry, Robert Craig, Mathew Rawson
OTHER	<p>Suzie Jattan and Rushil Chhibber, Planning Panels Secretariat</p> <p>On behalf of the applicant:</p> <ul style="list-style-type: none"> - David Chen (Owner/operator) - Grant Martin (Owner/operator) - Justin Conway (Wastewater Consultant) - Vince Hardy (Planner) - Tony Owen (Architect)

KEY ISSUES DISCUSSED

- Interface with residential dwellings and existing community facilities.
- Traffic analysis – amended traffic report is to be provided from applicant.
- Revised vehicular circulation arrangements to be provided by applicant.
- Revised architectural plans appear to be acceptable and this is to be confirmed by Council’s planners.
- Sewerage system augmentation. The applicant and Council are to confer to determine whether the augmentation is ancillary to the proposed development.
- On-site stormwater management plans are to be provided.
- Massing and impact of the development were discussed.
- Social impact statement – management report to be provided by the applicant.
- Loading ramp to the basement was discussed.
- Overshadowing – comparison of the original and amended plans was discussed.

- Consultation – community report.
- Built form.
- EPA concurrence.
- Architectural issues.
- RMS concurrence.
- Wastewater and sewerage management – how the applicant will provide methods to deal with pump stations, etc.
- Sewerage system requiring upgrade.
- Parking, circulation of vehicles through the site.
- Issues with community association, access to resort facilities.
- Interface between residential dwellings and community facilities.
- Circular arrangement for new carpark facility.
- Merit issues.

KEY ISSUES DISCUSSED WITH APPLICANT

- Urban design matters and interface of design form.
- Traffic related impacts.
- Methodologies used to create traffic report.
- Architectural issues.
- Sewerage treatment.
- Massing and scale impacts.
- Elevation and terrace planting.
- Social Impact Statements.
- Issues with loading, reconfiguration of circulation pattern.
- Overshadowing.
- Waste treatment plant, upgrading stormwater treatment plan.
- Approvals by EPA.
- If concurrence from RMS required.
- Ancillary issue.

TENTATIVE PANEL MEETING DATE: N/A