

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 24 January 2018 Opening Time – 2.42pm Closing Time – 3.05pm
LOCATION	Penrith City Council

BRIEFING MATTER:

Panel Reference: 2016SWT003

LGA: Penrith

DA16/1236

Address: 2-8 Twin Creeks Drive LUDDENHAM

Description: 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	Justin Doyle – Chair Bruce McDonald Lindsay Fletcher Ross Fowler Glenn McCarthy
COUNCIL ASSESSMENT STAFF	Paul Anzelloti Gavin Cherry Clare Aslansis Gannon Cuneo Lucy Goldstein
OTHER	Planning Panels Secretariat: Suzie Jattan

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

Justin Doyle – Chair

Bruce McDonald

Lindsay Fletcher

Ross Fowler

Glenn McCarthy

KEY ISSUES ARISING

- Visual impact from Luddenham Road to be addressed.
- Residential impacts requiring specific discussion include:
 - Overlooking of adjacent residences particularly to the east with attention to possible balcony detailing

- Acoustic impacts
- Hours of operation
- Construction impacts
- Ecological performance
- Before consent can be granted the panel will need to be satisfied that adequate arrangements have been made for effluent disposal, and if on site disposal is proposed that adequate minimum site area is available.