

MEETING DETAILS

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

BRIEFING MATTER

2016SYW129 – Penrith - DA16/0649 - 12 John Tipping Grove PENRITH - Demolition of Existing Structures & Construction of Two (2) x Six (6) Storey Residential Flat Buildings containing 101 Apartments & Two (2) Levels of Basement Car Parking

ATTENDEES

PANEL MEMBERS	Sean O'Toole (Chair) Paul Mitchell Ben Price Glenn McCarthy
COUNCIL ASSESSMENT STAFF	Clare Aslanis Robert Craig Gavin Cherry
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED

1. Application has been modified to address most of the issues associated with the original application.
2. There would be a breach of the maximum building height standard. This may be acceptable in this instance as no adverse impacts are evident and a number of similar variation requests have been previously approved in the locality. The Panel encouraged Council to review the building height standard in the LEP.
3. Communal open space – may be a need for more detail of proposed landscape treatment.
4. Would not achieve solar access provision in Apartment Design Guide, but lesser level of sunlight may be acceptable.
5. Opportunity to improve safety and amenity of public walkway, such as through greater passive surveillance, should be pursued. Interface needs attention to ensure appropriate balances between unwanted access to site and greater surveillance.