

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 7 June 2017
LOCATION	Penrith City Council, 601 High St, Penrith

BRIEFING MATTER

2017SWT001 – Penrith – DA17/0042

46-66 O'Connell Street Caddens and 46b O'Connell Street Caddens

Stage 1 Development Application for a Concept Plan Establishing Indicative Subdivision Pattern, Density Projections, Infrastructure Layout and Landscape Embellishment Works

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gavin Cherry Belinda Borg Kelly Edmonds Wayne Mitchell Joshua Romeo
APPLICANT	Phil Thalís – Director, Hill Thalís Peter Strudwick – Director, Urbis Shaun Farren – Development Director, CWG Development Sharon Chan - Senior Development Manager, CWG Development
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- The proponent is seeking direction on general arrangement and upper level of density.
- The Panel advised that the appropriate maximum density depended on detailed treatment of a number of issues, including:
 - The area required to cope with drainage
 - The standard of roads and their acceptability for Council

- The suitability of roads and lanes for waste collection
- Solar access to a number of dwellings, particularly secondary dwellings
- The appropriateness of the proposed building height variation

The Panel noted the importance of this development as part of the broader education and health precinct, and emphasised the importance of quality design.