

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Monday, 25 June 2018 – 2.05pm to 3.00pm
<b>LOCATION</b>	Penrith Council

## BRIEFING MATTER-

### 2017SWT014 – Penrith – DA17/0995

UWS Great Western Highway KINGSWOOD

Commercial development - Construction of Commercial Buildings (Caddens Precinct Centre off O'Connell Street) and Associated Bulk Earthworks, Road Construction/Upgrades, Car Parking, Landscaping, Civil Works and Signage.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Karen McKeown and Glenn McCarthy
<b>APOLOGIES</b>	Ross Fowler
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Gavin Cherry and Wayne Mitchell
<b>APPLICANT REPRESENTATIVES</b>	David Hopper Stephen Moore Stuart McIntosh
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

## KEY ISSUES DISCUSSED:

The Panel was assisted with the presentation and pleased to see that the University has obtained the assistance of an urban design consultant and has better adapted the proposal to its context with the developing university precinct.

The following issues previously raised by the Panel seemed to be in the process of being satisfactorily addressed

- The importance of the site and particularly the south western corner of O'Connell Street as a future focal point of the locality given its proximity to a major access point of the university and the adjacent new large residential subdivisions.
- The opportunity generally to increase the connectivity of the site with the adjacent university entrance.

- The available opportunities to encourage pedestrian linkages.
- The presentation of the site to both legs of O'Connell Street.
- The advantages of reconfiguring the development to internalise the service area and carpark so that they do not dominate the appearance of the development, and so that active uses present to the surrounding streets.
- Consideration of the potential to introduce residential uses within the site to activate the site, particularly after hours.
- Consideration of whether provision should be made for a community facility within the site for which Council reports it has existing s.94 funding.