

MEETING DETAILS

MEETING DATE / TIME	Monday 29 January 2018 Opening Time – 11.55 am Closing Time – 12.28pm
LOCATION	Penrith City Council

BRIEFING MATTER:

Panel Reference: 2017SWT015

LGA: Penrith

DA17/1107

Address: 29-33 Derby Street & 38 Somerset Street, Kingswood

Description: Demolition of existing structures and construction of a four storey health service facility including private hospital and specialist health services and four levels of basement car parking.

ATTENDEES

PANEL MEMBERS	Justin Doyle – Chair Bruce McDonald Lindsay Fletcher Glenn McCarthy Ross Fowler
COUNCIL ASSESSMENT STAFF	Paul Anzellotti Gavin Cherry
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

Glenn McCarthy

Ross Fowler

KEY ISSUES DISCUSSED

- The important relationship of the proposed nil setback to the property boundaries at the north east corner noting that part of the northern boundary is to a detached house which may be isolated from substantial future commercial development.
- Importance of ensuring a resolved presentation to Sommerset Street of the development enabling a good relationship with future development to the north.

- Landscaping - presentation to streets, street tree planting, western elevation, proposed built form and colours
- Benefit for an overstreet awning having regard to the DCP.
- Provide acceptable articulation and visual interest to the surrounding locality particularly to the important corner of Somerset and Derby Street.
- Consideration should be given to increasing the café size to activate the ground level relationship and allow for a viable business.
- Architectural presentation of the northern end of the western elevation (currently a grey square with irregular window arrangement).