

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday 1 March 2018 Opening Time – 2.45pm Closing Time – 3.00pm
<b>LOCATION</b>	Penrith City Council

#### BRIEFING MATTER:

Panel Reference – 2017SWT019

LGA – Penrith

DA17/1204

Address: Lot 1 Water Street, Werrington

Description: Place of Worship containing an 80 place Child Care Centre and associated remediation, earthworks, road construction, drainage and landscaping works.

#### ATTENDEES

<b>PANEL MEMBERS</b>	Justin Doyle – Chair Bruce McDonald John Griffin Ross Fowler Glenn McCarthy
<b>COUNCIL ASSESSMENT STAFF</b>	Gannon Cuneo Kate Smith
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan and Maria Wastell

**APOLOGY:** Nicole Gurran

**CONFLICT OF INTEREST:** Nil

#### SITE INSPECTION:

The following Panel Members attended the site inspection:

Justin Doyle – Chair

Bruce McDonald

John Griffin

Ross Fowler

Glenn McCarthy

#### KEY ISSUES DISCUSSED

The following matters require attention in the assessment:

- The development is identified as traffic generating development and comments have been provided from Roads and Maritime Service. An appropriate response ought to be part of the application.

- The developer is to investigate alternative options for access to / from the site.
- The differences between the road pattern in the application documents and that shown in the structure plan in Penrith DCP 2014 should be addressed.
- The proposal is integrated development with the NSW Rural Fire Service and Department of Primary Industries – Water.
- The subject site is partly identified as flood prone land.
- Visual and acoustic separation between adjoining properties and varying land uses should be addressed.