

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Monday, 25 June 2018 –3.05pm to 4.15pm
<b>LOCATION</b>	Penrith Council

#### BRIEFING MATTER-

**2018SWT005 – Penrith – DA18/0264**

634-638 High Street PENRITH

Residential Apartments including Ground Level Retail Premises

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kathryn Saunders, Peter Wood, Wayne Mitchell and Gavin Cherry
<b>APPLICANT REPRESENTATIVES</b>	Nigel Hayzi – SJB Architects Ulaude Lania - SJB Architects John Wynne – Urbis Ashleigh Ryan – Urbis Lauren Williams – Toga Paul Shaw – Toga Russell Olsen – Urban Designer
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### KEY ISSUES DISCUSSED:

1. The Panel raised for close attention in the assessment of the DA the threshold issue of whether there exist circumstances in this case which mean that compliance (or even closer compliance) with the height development standard would be “unreasonable or unnecessary”.
2. The Panel saw as the principal merit issue the ability of the proposed building form, scale and architectural design to integrate with the surrounding context in this western end of

Penrith commercial centre, with attention to the likely scale of future development on land owned by the developer but also more broadly.

3. In that regard the Panel sought more detailed advice as to the reasons why the Department had deferred inclusion of this site from the draft amendment to Penrith LEP 2010 to remove the height restriction on 'key sites'. That information was necessary to determine the extent to which the draft instrument involved was either imminent or certain.
4. The Panel also sought a copy of the most recent feedback from the Government Architect to ensure that all issues raised had been adequately responded to, particularly given that the identification of this site for additional height was referable to the requirement for design excellence.
5. The Panel appreciated that the high water table and flood affectation restricted excavation of a basement carpark, but would expect that a parking station within an elevated podium in such a publicly important location would receive close design attention.