

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Monday, 17 December 2018 – 1.00pm to 1.30pm
<b>LOCATION</b>	Penrith Council

## BRIEFING MATTER-

### 2018SWT005 – Penrith – DA18/0264

Address - 634-638 High Street (87 – 93 Union Road) PENRITH

Description - Residential Apartments including Ground Level Retail Premises

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kathryn Saunders and Robert Craig
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

## KEY ISSUES DISCUSSED AND MATTERS TO BE IN THE COUNCIL ASSESSMENT REPORT

- The Panel questions whether it is appropriate to present two levels of podium carpark to High Street. While the Panel understands that the provision of basement carparking is restricted, the Panel would need to be satisfied that available means of activation to the High Street frontage to the podium levels were not feasible. This issue should be raised with the design review panel for comment.
- A report from the Department as to progress with the pending planning proposal is required to enable the imminence of the draft amendment to the LEP to be considered (as required by s.4.15 of the Act). Specifically:
  - if there is some consideration which is delaying the Department from approving the planning proposal, the Panel would want to understand why it is appropriate to pre-empt consideration of that matter by determining this DA in advance; and
  - the imminence of the proposed change to the development standards for height and FSR standard may be relevant.
- The result of discussions with the RMS and the Council in relation to the final arrangement at the High Street intersection (including the potential provision a 3 lane solution) is of interest.
- The justification for an elevation of the ground floor level significantly above the adjacent pavement level should consider the flow on effects for the activation of High Street and the future development of adjoining land.
- The extent to which the proposal is consistent with (or improves upon) the scheme supported by the Design Integrity Panel will need to be considered.