

**MEETING DETAILS**

<b>MEETING DATE / TIME</b>	Monday, 17 December 2018 – 2.00pm to 2.30pm
<b>LOCATION</b>	Penrith Council

**BRIEFING MATTER-**

**2018SWCI005 – Penrith – DA18/1114**

Address – 128 Andrews Road, Penrith

Description – Warehouse & Distribution Facility & Related Site Works including Access Road Construction & Bulk Earthworks

**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>	Jane Hetherington and Gavin Cherry
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

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

- Potential impacts on the regionally significant wetland will need to be considered both in terms of the proposed building and road construction, as well as the impacts of flood water displacement.
- The nature and extent of the interrelationship between the proposed development and the adjacent glass factory should be articulated, including the proposed means of access for both uses if the adjoining factory is to contribute to traffic volumes over the upgraded access road and intersection with Andrews Road. Such information would seem to be relevant to the anticipated level of usage of the intersection.
- Further detail as to how the demand for the proposed 98 cars has been determined would assist the Panel to understand the way in which the site is to be used, so that its potential impacts can be understood.
- The operational needs which are said to justify the variation to the height development standard should be explained if the clause 4.6 variation request is to be granted, and particularly the extent to which any significant views of the mountains are intruded upon.