

BRIEFING DETAILS

BRIEFING DATE / TIME	18 March 2019 Opening Time 12.50pm and closing time 1.10pm Site inspection undertaken before briefing
LOCATION	Penrith City Council

BRIEFING MATTER(S)

2019SWCI013 – LGA – Penrith - DA18/1261, Address - 83 Mulgoa Road Penrith, Description - Construction of a Mixed Use Development Comprising Exhibition Centre, Retail Premises, Serviced Apartments and Associated Infrastructure, Demolition and Excavation Works (Stage 3 of an Approved Concept Plan)

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Nicole Gurrán, Glenn McCarthy and Ross Fowler
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Saunders
OTHER	Suzie Jattan – Panel Secretariat

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

- The height exceedance will need to be justified under clause 4.6 of the LEP with regards to the recognised principles, noting in particular the potential impact on district views and desired future character. Adequate material should be included in the application to appreciate the impacts on views from relevant vantages.
- The Panel is concerned about the visual impact of any elevation of the extension to the basement carpark above natural ground (noting the size of this green field site should allow this to be avoided). Sufficient sections are required to assess this issue.
- The modification application in relation to the concept approval should be considered together with the application (noting that the Panel understands that the modification will be required if the additional height is to be permitted)
- Activation at street front is important, and detail as to the proposed exhibition spaces is sought as to whether it would be adequate in that regard.

- The detail of the landscaping required by the concept plan approval ought to be available to be taken into account with this application.
- Feedback from the Design Review Panel is important.
- Information as to the timing of the works required under the VPA in association with the widening of Mulgoa Road and the intersection with Ransley Street should be obtained.