

BRIEFING DETAILS

BRIEFING DATE / TIME	18 March 2019 Opening Time 12.30pm and closing time 12.50pm Site inspection undertaken before briefing
LOCATION	Penrith City Council

BRIEFING MATTER(S)

2019WCI014 – LGA – Penrith - DA18/1260, Address - 83 Mulgoa Road Penrith, Description - Construction of a Hotel with Ground Floor Retail Premises, Amendment to Approved Stage 1 Development Works Including Partial Change of Use, Ancillary Infrastructure, Services and Landscaping Works (Stage 2 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 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.
- 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)