

BRIEFING DETAILS

BRIEFING DATE / TIME	18 March 2019 Opening Time 12.00pm and closing time 12.26pm Site inspection undertaken before briefing
LOCATION	Penrith City Council

BRIEFING MATTER(S)

2019WCI015 – LGA – Penrith - DA18/1244, Address - 3 Reserve Street Penrith, Description - Demolition of Existing Structures and Construction of a Seniors Housing Development including Three (3) x Six (6) Storey Buildings Comprising a 120 x Bed Residential Aged Care Facility, 76 x Independent Living Units, Associated Facilities, Basement Car Parking & Related Site Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald and Nicole Gurran
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Glenn McCarthy and Ross Fowler advised that they will not participate in discussion of application because the Penrith Council is the owner of this property.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Wendy Connell
OTHER	Suzie Jattan – Panel Secretariat

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

- Access, parking – management plan eg. For staff shift turnovers, displacement of parking demand from council car park
- Servicing – comments from Sydney Water pending but will need to be considered
- Location of the café in relation to street activation
- Strategic appropriateness of the use in relation to the site's location and the objectives of the B4 zone – eg. Potential to further activate the street
- Site contamination – need for remediation consent
- Overland flooding, stormwater management
- Pedestrian permeability through the site – appropriateness of proposed route