

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	17 June 2019 Opening Time 12.10pm to 12.42pm Site inspection undertaken before briefing
<b>LOCATION</b>	Penrith City Council

**BRIEFING MATTER(S)**

Panel Ref - 2019WCI028 – LGA – Penrith – DA19/0253

Address – 2 Lord Sheffield Circuit, Penrith

Description – Construction of a part eight (8), part ten (10) storey residential flat building containing 173 apartments & three (3) levels of basement car parking.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Gemma Bennett
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

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

- The Panel considered this DA together with DA 19/0237 relating to 26 Lord Sheffield Circuit, Penrith.
- The panel notes that this DA is a reworking of a site which was originally approved as a component of NSW Department of Planning Major Projects concept approvals for Thornton Estate applying to the precinct. The proposal would not comply with the terms of those approvals which issued before Council substantially altered the development controls applying to the precinct under Penrith LEP 2010.
- The initial review of the DA by Council staff is supportive taking into account the positive response to date from the NSW Government Architect’s Office Design Integrity Panel, general apparent compliance with the Apartment Design Guide, and compliance with the more generous controls applying to the site under the Penrith LEP particularly in terms of height.

- Important issues which will require further investigation include the impact of the increased envelopes of development on surrounding development (particularly to the south in terms of overshadowing and view loss), as well as impacts on the local road system which require consideration.
- The Panel will be interested to see the results of a detailed review of the design against the Apartment Design Guide.
- Prior to determination, the Panel would like specific advice as to the relevance of the Masterplan to the development application, and whether any modification to that Masterplan is needed.
- Consideration of pedestrian safety and circulation through the precinct including but not limited to pedestrian demand generated from this development should be taken into account.