

BRIEFING DETAILS

BRIEFING DATE / TIME	Friday, 23 April 2021, 2:00pm – 2:30pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-121 – Penrith – DA20/0824 – 96-98 LETHBRIDGE STREET & 42-46 EVAN ST PENRITH – Demolition of Existing Structures and Construction of Two Residential Flat Buildings (5 and 6 Storey) with a Total of 133 Apartments and Two Basement Levels of Parking for 211 Vehicles, and Associated Stormwater and Landscaping (Site Includes 42-46 Evans Street)

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Glenn McCarthy and Ross Fowler
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Walker, Robert Craig and Gavin Cherry
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- The Panel will consider carefully the recommendations of the Urban Design Review Panel (UDRP), noting their criticisms of the design in terms of its apparent bulk, and the solution the UDRP proposes through deletion of western upper level apartments to the Evans Street building.
- Ordinarily the required landscaping should provide for significant deep soil planting to allow a building of this scale to be screened. The extent of the projection of the basement beneath the garden is of concern in that regard.
- A more resolved scheme for the landscaping is required noting the projection of the basement and its proximity to the boundary.
- The usual principles identified in *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251 should be addressed in relation to site isolation.
- The ADG non-compliance in relation to building separation at the upper level needs attention.
- Given the size of this site, significant departure from the ADG and height standard would need to be strongly justified.
- The design might be improved in relation to solar access and cross ventilation, noting reliance on skylights.

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

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