

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 1 August 2022, 1pm-2pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

**PPSSWC-124 – Penrith – DA20/0858 – 5 – 17 Lawson Street, Penrith** – Construction of Part Nine (9) Storey & Part Five (5) Storey Mixed Use Building including 694 Public Car Parking Spaces, 37 Private Car Parking Spaces, 24 Motorcycle Parking Spaces & 42 Bicycle Parking Spaces (Basement Level & Ground Level to Level 4), Multi-Use Community Space, Public Rooftop Garden, Four (4) Storeys of Commercial Floor Space (Levels 5-8) & Related Demolition Works, Tree Removal, Ground Level Public Domain Works, Landscaping of Rooftop Garden & Land Re-Subdivision

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle -Chair, Nicole Gurran, Louise Camenzuli
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Ross Folwer: I am a Councillor of Penrith City Council the owner and applicant of the property subject to the Application. Carlie Ryan: Council is the land owner

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kathryn Saunders and Robert Craig, Andrew Jackson, Peter Wood, Wendy Connell
<b>CONSULTANT</b>	Stephen Kerr and Debrah Barr - Gyde
<b>APPLICANT</b>	Andrew Moore, Vanessa Weedon, Schandel Fortu, Krip a Vadakke, Dora Choi, Marco De Stefanis, Michael Jackson
<b>DPE</b>	Stuart Withington, Alexander Richard, Naila Tabassum

## KEY ISSUES DISCUSSED

The Panel emphasised the continuing importance of design excellence, and the requirements of clause 8.4 were discussed.

The Panel noted that the assessment should be in line with the contentions advanced and the judgment received in the Toga High Street development.

In relation to the outstanding matters:

- a) The Council advised that the Applicant is of the opinion that traffic sticking points have now been resolved. The Panel sought confirmation of the Council's substantive position at its earliest convenience.

- b) In relation to design integrity the original jury has reported that the development is substantially the same and retains design excellence.
- c) Consideration of the development potential of the proposed 'northern 'lot. The Applicant reports that the Council traffic department is generally satisfied, but confirmation of this is still outstanding.
- d) Flooding and drainage will require an updated drainage plan reflecting feedback.
- e) BCA compliance will again need to be updated.
- f) If the Council intends to convert any floors to commercial in future they should have at least 3.1 metre floor to floor.
- g) The Green Façade treatments will need to be practical and workable.
- h) Feedback is awaited from Council's waste management section.

The updated package is anticipated on 12 August 2022.

As the design jury has emphasised materiality as importance for achieving design

A briefing meeting for Monday 26 September 2022 in anticipation of an electronic determination was proposed.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 26<sup>th</sup> September 2022**