

## Rhian Greenup

---

**From:** Gavin Cherry  
**Sent:** Wednesday, 2 November 2022 9:28 AM  
**To:** Rhian Greenup  
**Cc:** Wendy Connell  
**Subject:** URGENT: Soper Place Penrith - Panel Meeting  
**Attachments:** 22 Nov Reply to Panel\_compressed\_compressed.pdf

Hi Rhian

Can you upload the email and the PDFa attachment to PPSSWC-124 via the Portal  
Gavin

**Gavin Cherry**  
Development Assessment Coordinator

E [Gavin.Cherry@penrith.city](mailto:Gavin.Cherry@penrith.city)  
T +61247328125 | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)



---

**From:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>  
**Sent:** Wednesday, 2 November 2022 8:43 AM  
**To:** Planning Panels Mailbox <[enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)>; Gavin Cherry <[gavin.cherry@penrith.city](mailto:gavin.cherry@penrith.city)>; Wendy Connell <[wendy.connell@penrith.city](mailto:wendy.connell@penrith.city)>; Stephen Kerr <[stephenk@gyde.com.au](mailto:stephenk@gyde.com.au)>; Olivia Page <[oliviap@gyde.com.au](mailto:oliviap@gyde.com.au)>  
**Cc:** George Dojas <[George.Dojas@planning.nsw.gov.au](mailto:George.Dojas@planning.nsw.gov.au)>; Andrew Moore <[Andrew.Moore@penrith.city](mailto:Andrew.Moore@penrith.city)>; Kripa Vadakke <[Kripa.Vadakke@rpinfrastructure.com.au](mailto:Kripa.Vadakke@rpinfrastructure.com.au)>; Amanda McMurtrie <[Amanda.McMurtrie@penrith.city](mailto:Amanda.McMurtrie@penrith.city)>; Paul Song <[Paul.Song@penrith.city](mailto:Paul.Song@penrith.city)>; Marco De Stefanis <[Marco.DeStefanis@penrith.city](mailto:Marco.DeStefanis@penrith.city)>; Dora Choi <[dora.choi@asongroup.com.au](mailto:dora.choi@asongroup.com.au)>  
**Subject:** RE: Soper Place Penrith - Panel Meeting

**EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.**

---

Dear Planning Panel

The attached letter seeks to clarify a pathway to resolving the matters raised as reasons for deferral of the development application for Soper Place Penrith. I will briefly overview these items today at the 10am panel meeting.

Please do not hesitate to contact me in the meantime.

Kind regards, Schandel.

---

**From:** Maitree Bhowmick <[maitree.bhowmick@dpie.nsw.gov.au](mailto:maitree.bhowmick@dpie.nsw.gov.au)> **On Behalf Of** Planning Panels Mailbox  
**Sent:** Friday, 28 October 2022 12:04  
**To:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>; [andrew.moore@penrith.city](mailto:andrew.moore@penrith.city)

Cc: George Dojas <[George.Dojas@planning.nsw.gov.au](mailto:George.Dojas@planning.nsw.gov.au)>

Subject: RE: Soper Place Penrith - Panel Meeting

Dear Schandel,

You and Andrew Moore have been registered to **speak** for the matter PPSSWC-124 – PENRITH – DA20/0858 – 5-7 Lawson Street, Penrith

Could you please provide a contact number for your registration and confirm your registration is correct.

Please note, if you register to speak your address to the panel will be recorded. All the panels public meetings are required to have audio recordings made and uploaded to our website. The panels decisions from the meeting and audio recording will be available on our website within 7 days from this meeting.

Meeting Date: Wednesday, 2 November 2022

Meeting Time: 10:00am

### Join by teleconference

#### Join by phone

[+61 2 8318 0003](tel:+61283180003), Australia, Sydney

[1800 568 994](tel:1800568994) Australia (Toll-free)

Phone Conference ID: 904 943 55#

Please consider focussing your oral submission on how the assessment report has addressed your concerns, as the panel will have read your written submission before the meeting.

Public teleconference process:

- The panel chair will make introductions of the other members of the panel, call for any declarations of interest, read out apologies and set out the meeting process.
- The panel will then hear from those who have registered to speak. The chair will read out the name of the person whose turn it is to speak.
- The applicant will speak last.
- Please be mindful of not talking over the chair or another speaker.
- All participants are to remain silent unless invited by the chair to speak, those listening or waiting their turn to speak should have their phone or microphones muted.
- If you have registered to listen you will be muted for the duration of the public teleconference
- The meeting is not a debate, it is a forum to allow the panel to hear the community's concerns.
- After listening to all speakers the chair will ask each panel member if they have any questions of the speakers or the applicant.
- The chair will then close the meeting.
- The decision of the panel will be published within 7 days of the meeting.

Kind regards

**Maitree Bhowmick**

Planning Panels Secretariat

Planning Panels, Local & Regional Planning | Department of Planning and Environment

E [maitree.bhowmick@dpie.nsw.gov.au](mailto:maitree.bhowmick@dpie.nsw.gov.au)



Subscribe to our [newsletter](#)

*I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past and present.*

---

**From:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>  
**Sent:** Friday, 28 October 2022 8:06 AM  
**To:** Planning Panels Mailbox <[enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)>  
**Cc:** George Dojas <[George.Dojas@planning.nsw.gov.au](mailto:George.Dojas@planning.nsw.gov.au)>  
**Subject:** Soper Place Penrith - Panel Meeting

Dear Planning Panel

I would like to register the following two speakers for the item reference PPSSWC-124, DA20/0585 for the Soper Place Carpark. The Planning Panel is on 2 November 2022.

Andrew Moore  
Penrith City Council | Director Corporate Services  
E: [andrew.moore@penrith.city](mailto:andrew.moore@penrith.city)

Schandel Fortu  
Planning Consultant  
E: [schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)

Should you require any further details from me then please let me know.

Kind regards, Schandel.

**Schandel Fortu**  
**Director**  
0430 807 921



**Copyright:** The concepts & information contained in this correspondence and any attached documents are copyright of **Think Planners**. Use or duplication in part or full without written permission of **Think Planners** constitutes infringement of copyright.

---

**From:** George Dojas <[George.Dojas@planning.nsw.gov.au](mailto:George.Dojas@planning.nsw.gov.au)>  
**Sent:** Thursday, 27 October 2022 11:10

**To:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>

**Subject:** RE: Response to Think Planners - Soper Place Penrith - Panel Meeting and Traffic Matters

Hi Schandel,

Thank you, yes you are more than welcome to register to speak by sending your request to [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

**George Dojas**  
**Senior Case Manager & Team Leader**

Regionally Significant Development, Local & Regional Planning  
Department of Planning and Environment  
T 02 8275 1223 | E [george.dojas@planning.nsw.gov.au](mailto:george.dojas@planning.nsw.gov.au)  
4 Parramatta Square, 12 Darcy Street, Parramatta 2150  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** Maitree Bhowmick <[maitree.bhowmick@dpie.nsw.gov.au](mailto:maitree.bhowmick@dpie.nsw.gov.au)> **On Behalf Of** Planning Panels Mailbox  
**Sent:** Thursday, 27 October 2022 10:43 AM  
**To:** George Dojas <[George.Dojas@planning.nsw.gov.au](mailto:George.Dojas@planning.nsw.gov.au)>  
**Cc:** Naila Tabassum <[naila.tabassum@planning.nsw.gov.au](mailto:naila.tabassum@planning.nsw.gov.au)>  
**Subject:** FW: Response to Think Planners - Soper Place Penrith - Panel Meeting and Traffic Matters

---

**From:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>  
**Sent:** Thursday, 27 October 2022 10:39 AM  
**To:** Planning Panels Mailbox <[enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)>  
**Subject:** FW: Response to Think Planners - Soper Place Penrith - Panel Meeting and Traffic Matters

Dear Planning Panel

I have tried calling but there is no answer and the mailbox says it is not working. I urgently need to understand if the panel will be discussing the item as per the attached for Soper Place Penrith. I am asking this question as the report recommends deferral of the application. Am I still able to register to speak? Could seem unsure of the process as per Gavin's email below.

Thanks, Schandel.

**Schandel Fortu**  
**Director**  
0430 807 921



**Copyright:** The concepts & information contained in this correspondence and any attached documents are copyright of **Think Planners**. Use or duplication in part or full without written permission of **Think Planners** constitutes infringement of copyright.

---

**From:** Gavin Cherry <[gavin.cherry@penrith.city](mailto:gavin.cherry@penrith.city)>  
**Sent:** Thursday, 27 October 2022 9:51  
**To:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>  
**Cc:** Wendy Connell <[wendy.connell@penrith.city](mailto:wendy.connell@penrith.city)>; Joshua Hull <[Joshua.Hull@penrith.city](mailto:Joshua.Hull@penrith.city)>  
**Subject:** Response to Think Planners - Soper Place Penrith - Panel Meeting and Traffic Matters

Morning Schandel,

I cannot advise on the management of the Panel Meeting next week as Council does set the meeting or manage it. I suggest you ring the Secretariate directly should you have any questions.

My only advise for the day is that the applicant and anyone you seek to include, should be prepared to talk to the items of deferral and present your position on whether you agree with the recommendation or not, and what the applicant is prepared to address, how you intend to address it and in what timeframe. The ability to resolve the items and resolve them in a finite timeframe will likely inform the Panel's ultimate decision.

The outcome of the Panel Meeting will also inform if any further opportunity will be afforded to the applicant to address the items for deferral. I also note that Steve Masters is not specifically involved in the specific traffic management and road width matters as this is managed by the Traffic Management Team under the guidance of Joshua Hull who is the recently appointed Coordinator. Please also note that GYDE is presenting the recommendation to the Panel so any suggestion to address deferral items must be presented to and responded to by Panel and GYDE if a view from the assessment team is sought from the Panel. Advice from internal Council referral teams is advisory to inform their assessment. For these reasons, a meeting is not feasible or appropriate given the matter is listed for determination. Any intentions to respond to the recommendation must now be made direct with the Panel.

To the suggested amendment below, the deletion of the subdivision that excises the northern may assist to address the concerns raised in the report regarding future development constraint. I would however encourage the applicant to further consider how the design arrangement of the current DA lodged can allow (or could be amended to allow) for access to the northern part of the site through the subject development if access from the east is not feasible. At present the arrangement would seem to be prohibitive to that scenario suggesting that deletion of the subdivision may not entirely solve the concerns on future development feasibility of this part of the site.

As indicated, any intentions to respond to the report as listed for SWCPP should be made direct to the Panel Secretariate until such time as the matter is considered.

Regards

Gavin

**Gavin Cherry**  
**Development Assessment Coordinator**

E [Gavin.Cherry@penrith.city](mailto:Gavin.Cherry@penrith.city)  
T [+61247328125](tel:+61247328125) | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

---

**From:** Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>  
**Sent:** Wednesday, 26 October 2022 6:03 PM  
**To:** Gavin Cherry <[gavin.cherry@penrith.city](mailto:gavin.cherry@penrith.city)>  
**Subject:** Soper Place Penrith - Panel Meeting and Traffic Matters

**EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.**

---

Hi Gavin

I just tried calling, sorry for the late call. I am hoping to find out the status of the panel meeting for next week. Given the report is for deferral can you please let me know if there will still be discussion about the proposal so that I can ensure the team is present?

Also, I would like to organise a meeting through you with Steve Masters, I understand he is the Action Traffic Coordinator. We are hoping to work through the northern development lot issues by deleting the proposed subdivision from the development proposal. As such, I would like to understand if this can then remove some, if not most, of the traffic concerns raised. Perhaps if you can give me a call at your convenience tomorrow, that would be great.

Thanks, Schandel.

**Schandel Fortu**  
**Director**  
0430 807 921



**Copyright:** The concepts & information contained in this correspondence and any attached documents are copyright of **Think Planners**. Use or duplication in part or full without written permission of **Think Planners** constitutes infringement of copyright.