

#### BRIEFING DETAILS

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|-----------------------------|---|
| <b>BRIEFING DATE / TIME</b> | 16 September 2019<br>Opening Time 12.30pm to 1.00pm<br>Site inspection undertaken before briefing |
| <b>LOCATION</b>             | Penrith City Council  |

#### BRIEFING MATTER(S)

PPSSWC-13 – Penrith – DA19/0499

Address – 23-25 Lethbridge Street, St Marys

Description – 5 Storey affordable housing residential flat building comprising 26 apartments with basement parking for 12 cars.

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

|                                 |  |
|---------------------------------|--|
| <b>COUNCIL ASSESSMENT STAFF</b> | Lucy Goldstein<br>Gavin Cherry<br>Sandra Fagan |
| <b>OTHER</b>                    | Suzie Jattan – Panel Secretariat               |

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

- The Panel noted that the ground floor units G-04 and G-05 are partly excavated into the site, with the eastern facades overhung by the balconies above. That feature will have potentially adverse consequences in terms of outlook and solar access.
- The acceptability of that aspect of the design needs to be assessed noting that there is degree of non-compliance with the height standard which is sought to be justified by a clause 4.6 variation.
- It may be that some redesign of the building could avoid or reduce the problems caused by that issue. That potential may be relevant to consideration of the clause 4.6 request. Some minor reduction in the total site yield may allow for a compliant design without those issues.
- Other issues which might be considered in any redesign are the location of the waste room adjacent to the front door and the relationship of the common open space and the adjacent units. Again some minor reduction in yield may offer the solution to these design matters.
- The aims of energy efficient design should include consideration of solar panels and battery storage