

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 20 July 2020, 10:00am and 11:00am
<b>LOCATION</b>	Teleconference Call

## BRIEFING MATTER(S)

PPSSWC-13 – Penrith City Council – DA19/0499 – 23 Lethbridge Street, St Marys – New 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), Nicole Gurrán, Stuart McDonald, Glenn McCarthy and Ross Fowler
<b>APOLOGIES</b>	Louise Camenzuli
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Lucy Goldstein, Kate Smith and Gavin Cherry
<b>OTHER</b>	Melissa Felipe – Panel Secretariat

## KEY ISSUES DISCUSSED

- The Panel noted the advice of the Council assessment staff that it is intended to report the application to the Panel for determination in August 2020 with the recommendation being that the Sydney West City Planning Panel write to the Minister seeking approval to refuse its consent.
- The Panel also noted the report that Council's Urban Design Review Panel has reviewed the proposed development, and has determined that the development is unsatisfactory, as the proposal results in a poor design and amenity outcome, does not satisfy SEPP 65, and is considered to set a poor precedent
- The Panel noted that the principal concerns which had lead the assessment staff and Council's Urban Design Review Panel to that view were:
  - The protruding basement podium along the western boundary and its relationship with the adjoining property (noting that property is also owned by the NSW Land and Housing Corporation.
  - The extent to which the apartments along Lethbridge Street are excavated into the hillside, so as to create interface and amenity issues.
  - Capacity of the site to accommodate Council's DCP onsite waste management requirements.
  - Additional issues arising under the ADG and SEPP Affordable Rental Housing requirements and particularly the Communal Open Space Area, minimum building separation, and solar access

- The Panel accepted that these identified matters had substance, but was concerned to satisfy itself in the context of an affordable housing project on land owned by the NSW Land and Housing Corporation that reasonable avenues had been explored to resolve them by amendment or condition before the DA was refused.
- To that end, the Panel has encouraged the Council staff to contact NSW Land and Housing Corporation directly to inquire as to whether a solution to Council's concerns can be found before the matter is reported to the Panel for determination.

**TENTATIVE PANEL MEETING DATE: N/A**