

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 19 July 2021, 10:00am – 11:00am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-153 – Penrith – DA21/0308 – 2115-2131 CASTLEREAGH ROAD PENRITH 2750 – Alterations and Additions to Existing Industrial Buildings (including Demolition) and Construction of Additional Industrial Buildings and Three Multi-Storey Carparks

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Heathcote
OTHER	George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- The design of the scheme to potentially attract artisan uses into some of the new and refurbished industrial buildings with the promise of diversifying the character of this industrial part of Penrith, and the type of employment it offers is to be encouraged.
- The Applicant has proposed that there be “blanket approvals” allowing for diverse future tenancies so as to avoid the need for prospective tenants to apply for separate development consent. While the Panel is open to crafting conditions of consent (potentially through use of the concept plan provisions of the EP&A Act) which might offer increased confidence and flexibility for prospective tenants interested in occupying the proposed tenancies, as the potential tenancies are said to include licensed premises and/or a distillery which are likely to require individual consideration, the Panel would need strong justification before it would adopt that proposal.
- The Panel understands that the Council proposes to involve consultants with urban design experience, who can hopefully assist the Applicant in bringing the more creative, placemaking aspects of this concept to fruition with positive improvements. The Panel is of the view that such urban design advice would be beneficial given the size of the site, and the balance of expected land uses including creative industries and hospitality ventures which will attract a range of visitors to the precinct.

Planning Panels Secretariat

- Important opportunities for improvement of the design would seem to include:
 - (a) The issue of visual impact from Castlereagh Road which is important, particularly given the extensive frontage presenting to this State classified road and removal of vegetation proposed. The proposal to use the street front for multi storey carparking with some degree of height non-compliance might be acceptable if well resolved, but the opportunity to make a strong contribution to the public domain with this development proposal warrants more attention to the design in that location.
 - (b) The associated issue of pedestrian permeability and wayfinding into and through the site.
- Clauses 100 and 101 of the Infrastructure SEPP will require concurrence due to Castlereagh Road being a State classified Road, noting the site is also affected by a proposed road widening. The integration of the proposed access with TNSW's intentions will require close examination.
- The history of metallurgical activities at the site raises significant contamination issues given past uses. Contamination will need to be addressed carefully, noting the requirements of SEPP 55.
- The Panel notes Council's advice that it is working towards an October determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR OCTOBER 2021