

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 November 2022, 2:00pm – 2:30pm
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSWC-255 – Penrith – DA22/0545 - 18 Ransley Street, Penrith - Staged Construction of Mixed Use Residential & Retail Development including Four (4) Buildings (5 to 14 Storeys), 335 Residential Apartments, 19 Retail Premises, Two (2) Levels of Basement Car Parking, Ground Level Car Parking & Associated Site Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle, Nicole Gurran, Brian Kirk, Carlie Ryan, Ross Fowler
APOLOGIES	N/A
DECLARATIONS OF INTEREST	Louise Camenzuli

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Wendy Connell, Robert Craig, Gavin Cherry
RSDA	George Dojas, Alex Richard

KEY ISSUES DISCUSSED

- The Panel Chair and Prof. Gurran noted that they had toured the site when assessing an earlier stage of the Panthers development.
- The site is within a SP3 tourist zone but residential development is permissible. Penrith LEP and the DCP specifically address the site, but there is no adopted concept plan. Clause 9.7 of the LEP permits a maximum residential density of 80,400m² and 850 dwellings on area 5.
- Synchronisation of the roll out of infrastructure and the staging of the development will be an important consideration.
- There is a promenade around the lake, and a rain garden which feeds into the lake. The lake is owned by Penrith Panthers. Long term management responsibilities for the lake and vegetated surrounds will need consideration.
- The impact of the height and location of buildings on view lines will be important, but Council advises that has been considered at DCP stage.
- There is a minor oversupply of retail as originally anticipated, and a more significant oversupply of parking. The final design will need to be measured against what was anticipated at the time of the original planning proposal. Council advises it has asked that the associated analysis revisit the precinct wide planning, noting that the project has extensively progressed with earlier stages completed.

- The Panel will be interested to see the Applicant's response to the urban design feedback from the Design Review Panel.
- Acoustic privacy in some of the apartment design will need examination, and whether expert acoustic advice may be required if the issues cannot be resolved through layout design having regard to ADG 4H.
- The Panel expects that this DA is suitable for an electronic determination in February 2023, if less than 10 unique submissions are received.

TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBRUARY 2023

Planning Panels Secretariat

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