

BRIEFING DETAILS

BRIEFING DATE / TIME	17 February 2020, 12:30pm to 1:10pm
LOCATION	Penrith Council, Pasadena Room, 601 High Street, Penrith

BRIEFING MATTER(S)

PPSSWC-29 – Penrith Council – DA19/0704 – 16 Chapman Street, Werrington – Staged Subdivision

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Susan Budd, Glenn McCarthy and Jeni Pollard
APOLOGIES	Ross Fowler
DECLARATIONS OF INTEREST	Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth has advised the applicant or an affiliated entity of the applicant of the above development proposal. As a Partner of the firm, I consider that this fact, while the relevant file is unrelated to the proposal being assessed, may result in a reasonably perceived conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Sprang and Wayne Mitchell
OTHER	Melissa Felipe

KEY ISSUES DISCUSSED

- The Chair disclosed that he had acted in relation to the adjoining site previously owned by Sydney Water. Upon examination of the material presented during the briefing an issue of perceived conflict may well arise which may prevent his further involvement in assessment of the proposal.
- Civil engineering will require careful attention, particularly in relation to the design for the interface with Western Sydney University campus. The final grades adjacent to adjoining boundaries ought to provide for workable long term relationship between adjoining parcels.
- An issue in relation to the dwelling typology is raised which might affect the acceptable cadastral arrangement of lots and issues such as road frontage and minimum lot size. That issue extends to the proposed 'residue' lots adjacent to the east-west collector road which pose a risk that the parcels might be available for an incompatible development use due to the provision in Penrith LEP allowing an adjacent zoning to apply within 20 metres of a zoning boundary. If future residential development is proposed along that boundary, an indicative drawing showing how such development can work in the future may be appropriate.
- The interrelationship between conditions on other Werrington DA's will be considered by Council staff, noting particularly civil works along the boundaries.
- The Applicant's response to the RFS concerns are pending.

TENTATIVE PANEL MEETING DATE: N/A
Planning Panels Secretariat