

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-298 – Penrith – DA22/1086 – 172 Lord Sheffield Circuit, Penrith
APPLICANT / OWNER	Applicant: UPG Lord Sheffield 162 Pty Ltd Owner: Boston 42 Pty Ltd, Boston 55 Pty Ltd, Boston 66 Pty Ltd, Boston 77 Pty Ltd, Boston 88 Pty Ltd
APPLICATION TYPE	Construction of Ten (10) Storey Mixed Use Commercial & Residential Development including Two (2) Storey Podium containing 14 Ground Floor Retail Premises & First Floor Commercial Floor Space, Two (2) x Eight (8) Storey Residential Towers containing 287 Residential Apartments (East Tower - 152 Units; West Tower - 135 Units), Rooftop Communal Open Space, Three (3) Levels of Basement Car Parking & Public Domain Works
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 111,197,688.00 (excluding GST)
BRIEFING DATE	13 February 2023

ATTENDEES

APPLICANT	Richard Boulus, Joe Strati, Patrick Elias, Stephen Gouge, Wesley Grunsell, Danny Chan, Nicole Wilson
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Rhian Greenup, Gavin Cherry
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 16/11/2022

TENTATIVE PANEL BRIEFING DATE: April 2023

TENTATIVE PANEL DETERMINATION DATE: May 2023

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED AND DISCUSSED

Applicant

- The applicant introduced the development for the construction of a ten storey, two podium mixed use commercial and residential development comprising x including summary of location and context of proposed development within wider precinct and design and development process to date (design excellence competition and selection of winner)
- Applicant indicated that development is generally consistent with key planning considerations, with a departure in height of storeys clause. Encroachment of lift infrastructure and communal open space shelter/coverage
- Applicant raised other considerations including – concept plan with future bus underpass (The Applicant reported that TfNSW have indicated not required) Easements (electrical and rail corridor)

Council

- Council's threshold issues include:
 - Busway under rail corridor. There is a commitment under the concept approval for the busway which the Council sees as important for other planned infrastructure. The project's design does not accommodate this. TfNSW requested to provide comment. Council wish to preserve the ability to deliver in the future OR have clear direction/formal direction from TfNSW no longer required
 - Clause 4.6 – height exceeds bonus. Council suggested that the Clause 4.6 request should address entire height variation
 - Endorsement of Architectural Design Competition Design Brief
 - Easements – interaction with future bus underpass and Transport Asset Holding Entity (TAHE)

Panel

- Chair noted that activation at street level will be critical given the location of the site adjacent to a major heavy rail station.