

## BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 11 March 2024, 11:00am to 12:30pm
LOCATION	MS teams

## BRIEFING MATTER(S)

PPSSWC-388 – Penrith – Rev23/0008 – 184 Lord Sheffield Circuit, Penrith - Review of Determination DA22/0214. Construction of Part 13 and Part 25 Storey Mixed Use Development with 2 Towers comprising 237 Apartments, Basement and Podium Parking, Retail and Commercial Tenancies. Incl offer for Community Infrastructure.

PPSSWC-389 – Penrith – Rev23/0007 – 184 Lord Sheffield Circuit, Penrith - Review of Determination DA22/0213 for Construction of Part 13 and Part 31 Storey Mixed Use Development with Basement and Podium Parking, Commercial Tenancies, 2 Towers Comprising 316 Apartments. Incl offer for Community Infrastructure.

## PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Judith Clark, Scott Barwick, Glenn McCarthy, Tricia Hitchen
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Woods, Robert Craig, Tina Christy (GYDE), Camilla Firman (GYDE)
APPLICANT	Andrew Harvey, Frank Katsanevas, Justin Ng, Tim Casey, Deborah Landers, Mark Hovey, Julian Venning, Andrew Hoyne, Scott Walsh, Scott Murray
PLANNING PANELS SECRETARIAT	Renah Givney, Sharon Edwards, Tim Mahoney

## KEY ISSUES DISCUSSED

- The chair opened the meeting by summarising the panel's understanding of the status of the application in terms of completeness. The applicant had responded to council's request for information (RFI) on 7/3/24 and this information had been provided to the assessing officers (GYDE) on 11/3/24. GYDE advised that they were in the process of reviewing the information provided and had issued a further RFI on 7/3/24 which the applicant acknowledged receiving.
- GYDE raised concerns about whether two threshold issues had been resolved. The first was design excellence, noting that no definitive statement to this effect had been received from the NSW Government Architect.
- The second issue was whether the proposed provision of community infrastructure (CI) was satisfactory for two reasons. First, whether placing the proposed children's playground in the through site link was appropriate and second whether a PCYC was a facility that would satisfy priority community needs and thereby enhance Penrith's CBD.

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- In relation to the second threshold issue council's Peter Woods noted that council's CI Committee did not support the proposed CI noting that there was little demonstrated demand for additional gym like facilities as currently proposed and that the through site link was questionable as a location for children's play facilities and was proposed as a "public road" although no discussion had occurred with council about this including transfer of ownership to council.
- The applicant gave a brief update on the status of its response to the RFIs, followed by a presentation on the design details of the proposed CI.
- The applicant asked whether direct communication with GYDE would be acceptable and council agreed to such an arrangement.
- The chair summarised the meeting noting that progress had been made on resolving some technical issues but that the absence of resolution of key threshold issues was a significant concern. Particularly important was obtaining advice from Sydney Trains that concurrence would be provided and resolving the above-mentioned concerns about the proposed CI. The chair strongly encouraged greater communication between the applicant and the assessing officers noting the significance of the application given the strained housing supply conditions applying in Sydney; a particular point needing attention was greater clarity about the need for the proposed CI facilities and whether they addressed community priorities and therefore needs in the CBD, as distinct from the CI's monetary value and design details. To facilitate improved communication direct communication between the applicant and GYDE was agreed to and GYDE was asked to ensure all necessary resources were being applied to enable a timely assessment.
- The chair concluded by saying that the panel would be willing to meet for a third briefing once it was advised that the application was complete, ie that all RFIs had been addressed.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR 29 APRIL 2024**

### **Planning Panels Secretariat**

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