

BRIEFING DETAILS

BRIEFING DATE / TIME	16 March 2020, 2:00pm and 2:30pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-44 – Penrith City Council – DA19/0821 – Wianamatta Parkway, Jordan Springs – Construction of a Four to Six Storey Mixed Use Development including Ground and First Floor Commercial / Retail Tenancies, 154 place Child Care Centre, 124 x Residential Apartments, 11 x Town Houses and 358 x Basement & At-Grade Car Parking Spaces

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pukar Pradhan, Gavin Cherry, Lucy Goldstein and Kate Smith
OTHER	None

KEY ISSUES DISCUSSED

- The panel notes the overall positive response from Council’s Design Review Committee in relation to building massing and appearance of the building.
- Paths of travel through the site seem to be a key concern in getting the building to work within its urban context. In particular, there appear to be issues in relation to circulation through the site that will need attention.
- A related issue is the location of common open space in the centre of the car park. While this proposal may provide a landscape function, it may not provide meaningful and usable open space. The panel is interested to see the result of the conversation between Council staff and the developer about the creation of a sufficient area of open space of higher amenity at the first floor level. Retention of planting at ground level and perhaps elevated on the building would seem to assist in avoiding the carpark becoming an undesirable part of the complex.
- The orientation of the open space for the terraces, particularly on the western elevation, must be considered in terms of the amenity of being adjacent to a large retail carpark.
- The acoustic impact of a gymnasium inside a partly residential building is also a matter requiring close consideration.

TENTATIVE PANEL MEETING DATE: N/A**Planning Panels Secretariat**