

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	16 March 2020, 2:30pm and 3:00pm
<b>LOCATION</b>	Teleconference Call

#### BRIEFING MATTER(S)

PPSSWC-54 – Penrith City Council – DA20/0041 – 14 Phillip Street, St Marys – Demolition of Existing Structures and Construction of a Residential Flat Building Development Containing 44 x Affordable and Social Housing Units, Basement Parking and Associated Works

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Sandra Fagan, Gavin Cherry, Jane Hetherington and Kate Smith
<b>OTHER</b>	

#### KEY ISSUES DISCUSSED

- The ADG should be referenced when setting the minimum requirements for issues of building separation and provision of open space. Variations should be justified (and offset where possible) by design creativity.
- The amenity of both areas of open space does not appear to be high.
- The Council staff reported a concern as to whether the problems with the design is in fact a constrained site. The panel can see that the density on the site is causing amenity and presentation issues, but is also aware of the important objectives of the Affordable Rental Housing SEPP. A key consideration in resolving that tension will be the extent to which the design constrains reasonable development outcomes on adjoining sites.
- Waste truck maneuverability within the basement level must be safe, noting the Council's investigation into smaller trucks and openness to a turntable arrangement.
- Council noted that OSD is not permitted underneath the building and must be located in communal areas and accessible in accordance with Council's Design Guidelines for Engineering Works for Subdivisions and Developments.

**TENTATIVE PANEL MEETING DATE: N/A**