

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 21 September 2020, 3:19pm – 3: 54pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-69 – Penrith – DA20/0167 – 614-632 HIGH STREET PENRITH 2750 Penrith – Construction of Part Eight (8) Storey & Part 46 Storey Mixed Use Development including Five (5) Storey Podium containing Retail Premises & Car Parking, Office Premises, 41 Serviced Apartments, 272 Residential Apartments & Associated Site Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran and Glenn McCarthy
APOLOGIES	Ross Fowler
DECLARATIONS OF INTEREST	<p>Louise Camenzuli: One of my Partners at Corrs Chambers Westgarth acts for the proponent of or an associated entity of the proponent of a development adjacent to the current application and there is the potential for that entity to become an objector to this application.</p> <p>Stuart McDonald: SJB Planning provided a fee proposal to the applicant for the development. We were not engaged but given this early history it may be seen as a perceived conflict of interest.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Craig, Kathryn Saunders, Gavin Cherry
OTHER	Mellissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

The design presentation of the building includes attractive features to add interest to a building which will become a significant part of the Penrith skyline. The double height street front commercial spaces are likely to be a good contribution to the street activation.

The Panel will be interested to see a more resolved design for the access and parking particularly as to how the intersection to High Street will work. Consultation between the Applicant's consultants and the design team for the adjoining 87-93 Union Road development would seem to be essential particularly with regard to the pedestrianisation of New Road as well as the outcomes encouraged by Part E – 11 City Centre of Penrith DCP.

It appears that the level of density for this and the adjoining 87-93 Union Road development is likely to cumulatively require upgrades of the intersection of New Road and High Street under the Council DCP controls. A joint proposal to embellishment of the public space would likely assist in an outcome sufficient to justify the proposed density.

Planning Panels Secretariat

The Panel would hope to see a collaborative resolution of this issue from the adjoining landowners.

Ancillary infrastructure such as bicycle parking, conflict between likely truck and pedestrian movements and waste rooms may require attention.

TENTATIVE PANEL MEETING DATE: N/A