

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 15 June 2020, 9:30am and 10:15am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-71 – Penrith City Council – DA20/0189 – 46-50 BELMORE STREET PENRITH 2750 – Section 4.55(2) Modifications to Approved Eight (8) Storey Commercial Building including Minor Building Height Increase, Modifications to External Building Materials & Finishes & Reconfiguration of Internal Floor Layouts & Car Parking

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Ross Fowler
APOLOGIES	None
DECLARATIONS OF INTEREST	Glenn McCarthy: The Belmore Street proposal is on land that was formerly owned by Penrith City Council and in which PCC still has an interest by way of a buy-back agreement. On that basis, as an employee of an organisation that has an interest in the land, I will declare a conflict of interest and not participate in the panel's consideration of the application.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Wendy Connell, Gavin Cherry and Robert Craig
OTHER	Melissa Felipe

KEY ISSUES DISCUSSED

- Importantly, the proposed changes to the building are largely directed to basement parking changes and changes in the floor to floor dimensions, and changes to the stair and lift core arrangement.
- The Panel notes that the original DA assessment was referred to the Government Architect in order to obtain an exemption for a design competition. The Government Architect determined the proposal to be of design excellence, but recommended a condition that was imposed to FSR to 4.18:1, noting that a clause 4.6 variation had been lodged to allow for a higher FSR.
- The Panel will require the Government Architect's input and any statutory requirement for concurrence to met. It might assist if the issues of the relocated entrance and altered ground floor presentation could specifically be referred for comment.
- If the changes to the building do not result in any significant change to the appearance of the building from an public vantage, or any additional floor space above ground, the Panel would be open to additional floor space in the basement carpark, subject to the views of the Government Architect.

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels