Willowtree Planning Meeting Minutes
Pre-SEARs Meeting – Snack Brands warehouse, Lot 7, 585 Mamre Road, Orchard Hills

Meeting held at: 601 High Street, Penrith,
Time and Date: 28 June 2018, 11am

Attendees: Stephen O'Connor (Altis); Andrew Cowan (WTP); Kurt Beckhaus (HB&B); Craig Sims (Hansen Yuncken); Neville Tapp (Snack Brands); Richard Kaiser (Snack Brands); Robert Craig (PCC); Wendy Connell (PCC)

		Meeting Minutes
1.		- The operational requirements of Snack Brands were discussed, including the need for high bay promoting efficiency and to maintain competitiveness within the local market. No formal objections or comments from PCC raised – **Note**
		- The general documents issued to council for review where valued. It was noted that the approach to façade treatments and breakups had the correct attention to detail. – **Note**
		- CS talked through the architectural options developed – **Note**
		- PCC noted Architectural Option 2 to include more of a horizontal breakup (4th colour introduced), but have no issue with it being the preferred option
		- PCC noted attention to Mamre Road setback and perimeter landscaping within this area would be beneficial
		- PCC noted reflective material may not be appropriate and could be questioned by RMS / PCC
		- It was discussed the proposed high bay portion was to approximately 25% of the site only and the remaining warehouse area would be a typical 13.7m height. – **Note**
		- SO commented on the rise of high bay inquiries within the Western Sydney market and to the estate, noting the recently approved high bay facilities within the Blacktown LGA at Marsden Park (IKEA, Newcold and Swire Group) as well as the recently submitted Arnotts building at 47m fronting the M4 and Austcor (Marsden Park)– **Note**
		- KB commented that the intention of the proposed snack brands high bay was to create a high-quality project to act as a precedence setting development for PCC – **Note**