

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT PENRITH CITY COUNCIL ON THURSDAY, 24 FEBRUARY 2011 AT 1:00PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Wayne Mitchell	Panel Member
Councillor Ross Fowler	Panel Member

COUNCIL STAFF IN ATTENDANCE

Paul Lemm	Development Services Manager
Peter Wood	Development Assessment Coordinator
Pukar Pradhan	Senior Environmental Planner
Jonathan Wood	Environmental Planner

OTHERS IN ATTENDANCE

Representatives/Applicants of all items attended, however none formally addressed the panel.

See submissions below.

1. The meeting commenced at 1:00pm

2. Declarations of Interest –

No declarations of interest

3. Business Items

ITEM 1 – 2010SYW070 * Penrith City Council - DA10/1012, Torrens Title Subdivision x 281 Lots Including Public Roads, 62-132 Bradley Street, MULGOA NSW

ITEM 2 – 2010SYW059 * Penrith City Council - DA10/0851, Stormwater Management Basin and Related Site Works (Jordan Springs Village Lake), Lot 2 DP 1132380, ADI Site (Penrith), 1070-1274 The Northern Road, LLANDILO NSW 2747

ITEM 3 – 2010SYW080 * Penrith City Council - DA10/1146, Expansion of Oral Health Facility and Refurbishment of Existing Building, Nepean District Hospital 35-65 Derby Street, KINGSWOOD NSW 2747

ITEM 4 – 2010SYW091 * Penrith City Council - DA10/0970, 8 Storey Mixed Use Development Comprising, 39-45 Henry Street, PENRITH NSW 2750

4. Public Submissions

Edward Doherty, representative of NSW Health, addressed the panel **in favour of the application (ITEM 3)** with regard to timing in relation to the construction of a multi-deck car park on the corner of Somerset and Derby Street. The timing was dependent upon funding which is being looked at as part of a holistic approach to funding parking in metropolitan district hospitals.

5. Business Item Recommendations

ITEM 1 – 2010SYW070 * Penrith City Council - DA10/1012, Torrens Title Subdivision x 281 Lots Including Public Roads, 62-132 Bradley Street, MULGOA NSW

Paul Mitchell **Moved**, Bruce MacDonald **Seconded**, that approval be granted subject to the following changes in conditions:

1.2 to update the plan set to reflect the most recent documentation;

1.7 to require an 88B instrument only on dwelling types other than detached dwellings and built to boundary dwelling types, i.e. apartments and studios and semi-detached dwelling types;

1.8 to remove the reference to the location of bus intended bays and shelter locations and revision to the required landscaping treatments to be consistent with the provisions of Council's DCP;

1.35 to replace the words "Occupation Certificate" with "Subdivision Certificate for the relevant stage";

1.62 to amend the condition to relate to an appropriate time period by inserting at the end of the condition the following wording:

"until such time as the maintenance report required by condition 1.64 is submitted to and accepted by Council."

1.64 to amend the condition to reflect the landscaping reports to only be necessary for the landscaping and embellishment of the entry feature and neighbourhood park and to better reflect the timing of the reports;

1.70 to amend the conditions to require the decommissioning of the water feature and signage prior to the issue of the final residential Subdivision Certificate in Precinct's D and E. Also to add that the maintenance of these elements are to be carried out by the beneficiary of the consent, at no cost to Council, until such times as the decommissioning/removal occurs.

1.74 Be altered to read:

"Based on the Sec 94E Ministerial Direction issued on 16 September 2010 at a total of \$7980000, which is based on a maximum of \$30000 per lot in accordance with the direction, is payable to Council prior to the issue of a Subdivision Certificate."

In the event that a Voluntary Planning Agreement is entered into that provides for delivery of infrastructure identified in the abovementioned plans, this condition will cease to apply to this consent.

Based on the current rates detailed in the accompanying schedule attached to this Notice titled Section 94 Assessed Charges dated 29 October 2010, \$11,294,027.00 would be required to be paid to Council."

And subject to recommendation number 3 being amended to read:

"The matter relating to the suburb renaming process be referred to Council for its consideration."

MOTION CARRIED

ITEM 2 – 2010SYW059 * Penrith City Council - DA10/0851, Stormwater Management Basin and Related Site Works (Jordan Springs Village Lake), Lot 2 DP 1132380, ADI Site (Penrith), 1070-1274 The Northern Road, LLANDILO NSW 2747

Janet Thomson **Moved**, Ross Fowler **Seconded**, that approval be granted subject to the following changes in conditions:

New special condition 2.64 to read:

"Penrith City Council shall maintain the stormwater management basin in perpetuity in accordance with the approved annual maintenance schedule following hand over of the basin at the completion of the developers 3 year maintenance period."

Amend the first sentence of special condition 2.49 to read:

"The water quality/detention system shall be maintained by the person/company with the benefit of the Development Consent for a time period of 3 years."

MOTION CARRIED

ITEM 3 – 2010SYW080 * Penrith City Council - DA10/1146, Expansion of Oral Health Facility and Refurbishment of Existing Building, Nepean District Hospital 35-65 Derby Street, KINGSWOOD NSW 2747

Janet Thomson **Moved**, Bruce McDonald **Seconded**, that approval be granted subject to the following changes in conditions:

- 1.2 alters the approved plan details to correctly reference HASSELL rather than Hassell.
- 1.4 the location/design of the accessible parking spaces *"are to be"* changed to *"should be"*.
- 1.12 The following sentence be deleted from the condition:

"The provision of an accessible dental suite to both the general and student dental suites"
- 1.19 to be deleted
- 1.23 to be deleted

1.24 to be deleted

And the addition of a recommendation (1.3) that Council write to the Minister for Health and the Minister for Planning advising of the JRPP's concerns as follows:

While the JRPP is aware of the need for additional health services and facilities it is of the opinion that adequate on site parking to service the hospital site and its facilities should be provided as a matter of priority. This position is taken given the impact of on street parking on the amenity of nearby residents and the operation of the nearby street system as a result of the current inadequate level and distribution of on site parking. The JRPP considers this situation must be remedied urgently. Further it determines that the traffic analysis conducted by Councils traffic engineer be provided to the Ministers.

Paul Mitchell indicated that to remedy the situation other appropriate transportation improvements should also be considered by the applicant.

Paul Mitchell did not support the motion. Janet Thomson called for those in favour, Bruce McDonald, Wayne Mitchell and Councillor Ross Fowler were in support.

MOTION CARRIED 4 TO 1

ITEM 4 – 2010SYW091 * Penrith City Council - DA10/0970, 8 Storey Mixed Use Development Comprising, 39-45 Henry Street, PENRITH NSW 2750

Paul Mitchell **Moved**, Wayne Mitchell **Seconded**, that approval be subject to the following changes in conditions:

4.15 the first 2 points be deleted; and replaced by the following wording:

"A parking management plan be prepared with accessible parking for customers of the retail facilities and secure parking to the balance of the users of the premises."

4.17 bin collection times to be changed to read:

" 7:00pm to 10:00pm and 5:00am to 7:00am only"

4.52 the second paragraph be deleted

4.80 be deleted

MOTION CARRIED

The meeting concluded at 1:45pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
01 March 2011