

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT PENRITH CITY COUNCIL ON THURSDAY, 21 JULY 2011 AT 5.30 PM

PRESENT:

Paul Mitchell	Chair
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
Wayne Mitchell	Panel Member
Ross Fowler	Panel Member

IN ATTENDANCE

Roger Nethercote	Group Manager People and Places
Paul Lemm	Development Services Manager
Peter Wood	Development Assessment Co-ordinator
Eric Hausfeld	Development Engineering Coordinator
Schandel Jefferys	Principal Planner
Anthony Millanoli	Senior Planner
Wayne Trew	Section 94 Coordinator
Charles Vella	University of Western Sydney
Kerry Robertson	Landcom
Camille Abbott	Landcom

1. The meeting commenced at 5:38pm
2. **Declarations of Interest – No declarations of interest**
3. **Business Items**

ITEM 1 2011SYW009 - Penrith City Council, DA10/1322, Student Accommodation, Lot 2 DP1130750, 56 Second Avenue, Kingswood

Public Submission -

Charles Vella addressed the Panel on behalf of the applicant, UWS as follows:

- Thank Council for assistance in application
- Happy to accept conditions with exception of S94
- Spoke to response as to why S94 should not apply

The Panel extensively discussed the following with Mr Vella and Council Staff:

- The application of Circular D6
- The WELL Section 94 Plan
- The intended application of Section 94 funds
- The benefit of further discussion between Council and the Applicant, given the Panel's inability to approve the application without the applicant's agreement to the conditions.

Recommendation -

2011SYW009 - Penrith City Council, DA10/1322, Student Accommodation, Lot 2 DP1130750, 56 Second Avenue, Kingswood

Lindsay Fletcher **moved** and Wayne Mitchell **seconded** that:

The matter be deferred pending further discussion between Council and the applicant in relation to the proposed S94 condition and a further report be brought to the JRPP.

MOTION CARRIED.

ITEM 2 - 2011SYW035 - Penrith City Council, DA11/0139, Staged subdivision of Caddens Release Area stages 1-7 into 346 residential lots, Construction of the Western Linear Park, Western Hilltop Park, Ripari, 55-71 Caddens Road, Kingswood

Public Submission - None

PowerPoint Presentation by Kerry Robertson of Landcom

The presentation outlined Landcom's unilateral offer and provided their comparison of this approach with Council's proposed conditions and full contributions payable under the WELL Precinct Plan without a \$30,000 cap. \$53,000 per lot plus \$30,000 per lot and additional works equals \$94,000 per lot.

The Panel discussed the matters raised with the Landcom representatives present and Council Staff.

The Panel indicated that they are not in a position to make a determination nor refer the matter to the Minister based on current information. They requested more information in relation to the application of S94 contributions including details of those items addressed in the Council's recommendation and in the offer of Landcom, the implications of the \$30,000 cap on the feasibility of developing the private lands within this precinct.

Recommendation -

2011SYW035 - Penrith City Council, DA11/0139, Staged subdivision of Caddens Release Area stages 1-7 into 346 residential lots, Construction of the Western Linear Park, Western Hilltop Park, Ripari, 55-71 Caddens Road, Kingswood

Lindsay Fletcher **moved** Ross Fowler **seconded**:

To defer to enable discussion between applicant and council and for panel to receive further information from council on application of s94 contributions including details of those items addressed in the Council's recommendation and in the offer of Landcom. Further the Panel seeks advice on what actions Council has taken to reconcile its S94 plans with Government's S94 \$30,000 cap.

The Panel also seeks advice of the implications of the \$30,000 cap on the feasibility of developing the private lands within this precinct.

MOTION CARRIED.

The meeting concluded at 6:49pm

Endorsed by

Paul Mitchell
Acting Chair, Sydney West Region JRPP
1 August 2011