

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT PENRITH CITY COUNCIL ON THURSDAY, 1 SEPTEMBER 2011 AT 8.30AM

PRESENT:

Bruce McDonald	Chair
Lindsay Fletcher	Panel member
Wayne Mitchell	Panel member

IN ATTENDANCE

Peter Wood	Development Assessment Co-ordinator
Paul Grimson	Sustainability and Planning Manager
Adam Wilkinson	Engineering Services Manager
Kerry Robinson	Applicant – Landcom Development Manager
Bill Donohue	Applicant – Landcom Project Director
Mark Girgis	Applicant – Landcom Project Manager

APOLOGIES

Greg Davies	Panel member
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1. The meeting commenced at 9:10am

2. Declarations of Interest -

No declarations of interest

3. Business Items

ITEM 1

2011SYW035 - Penrith City Council, 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 NSW 2747

Bruce McDonald noted that following the last deferment of this application there have been further discussions between Council and the Applicant and an agreement has now been reached regarding the conditions in lieu of Section 94 Contributions.

However, one matter has arisen in relation to the conditions and the operating procedures of the Panel. Clause 5.10 of the Procedures for the Operation of Joint Regional Planning Panels requires that the Panel must not make a decision that will have, or that might be reasonably expected to have a significant adverse financial impact on a Council until after it has consulted with the Council.

There is concern that there has not been the opportunity for Council to consider the financial impact in relation to proposed Condition No.2.78 relating to land acquisition for Stage 7.

The Panel has discussed a proposition to enable Council to endorse the proposed condition with opportunities to report to Council on Monday 5th of September 2011 or Monday 10th October. The next Panel meeting is on Thursday 8th of September and the application could be dealt with at that time.

No other issues have been identified within the conditions.

Kerry Robinson addressed the Panel stating that Landcom understands the need for appropriate process to be followed and agrees that this is an acceptable outcome provided that the Construction Certificate is not held up and assessment continues. In this regard there is no necessity for the matter to be reported to the 5th September meeting.

Peter Wood indicated that this timeframe was possible however it would need to be confirmed.

4. Public Submission -

No public submissions

5. Business Item Recommendations

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That the Panel note the unilateral offer made by Landcom and the recommendations by Council staff. However under clause 5.10, *Procedures for Operation of JRPP* the Panel requires formal agreement from Penrith City Council to accept the Landcom offer before it can formally determine the DA.

Therefore the Panel defer consideration of the matter pending Penrith City Council's acceptance of the Landcom offer and upon receipt of such acceptance, the report be resubmitted to a future meeting, possibly an electronic meeting.

Motion moved by Lindsay Fletcher, Seconded by Wayne Mitchell.

MOTION CARRIED

The meeting concluded at 9:20am

Endorsed by

Bruce McDonald
Acting Chair, Sydney West Region JRPP
Date: 09 September 2011

