

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT PENRITH CITY COUNCIL
ON THURSDAY, 08 SEPTEMBER 2011 AT 2.30 PM**

PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Ross Fowler	Panel Member

IN ATTENDANCE

Paul Lemm	Development Services Manager
Peter Wood	Development Assessment Co-ordinator
Ashlee Cutter	Environmental Planner
Robert Craig	Senior Environmental Planner

APOLOGY: WAYNE MITCHELL

1. The meeting commenced at: 2:37pm
2. **Declarations of Interest - NIL**
3. **Business Items**

ITEM 1 - JRPP 2011SYW056 - Penrith City Council, DA11/0454, Construction of /crane assembly/Service Facility, incl ancillary office space, parking, landscaping & Civil works, 103 James Erskine Drive Erskine Park

ITEM 2 - JRPP 2011SYW074 - Penrith City Council, DA11/0602, Residential Subdivision of Stage 6 120 residential lots, 34 dwellings, 1 secondary dwelling, 50 integrated dwellings, 1 neighbourhood lot, Lot 11 Cranebrook Road Cranebrook

4. **Public Submission –**
 - Tony Robb addressed the panel in favour of the item 1
 - Mike Milligan addressed the panel in favour of the item 2
5. **Business Item Recommendation**

JRPP 2011SYW056 - Penrith City Council, DA11/0454, Construction of /crane assembly/Service Facility, incl ancillary office space, parking, landscaping & Civil works, 103 James Erskine Drive Erskine Park

The Panel unanimously resolves to approve the application for the reasons given in the Council planning report and subject to the conditions proposed in that report except as varied below:

4. A026 – Advertising Signs

“A separate development application for the erection of a sign or advertising structure, other than a sign listed as exempt development or approved as part of this development consent, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan–Advertising Signs.”

51. Acoustic Compliance

“Prior to the issuing of the occupation certificate an acoustic compliance report is to be obtained from an independent qualified acoustic consultant. The report is to assess all noise generating activities on the site including (but not limited too) plant and equipment, truck and vehicles and vehicle reversing beepers. The assessment is to compare the noise generated by each noise generating activity against the noise criteria for each period (Daytime, Evening and Night) stimulated in this consent. The assessment is to be undertaken in accordance with the provisions of the NSW Industrial Noise Policy. Where the assessment identifies any non compliance with the noise criteria, the report is to provide suitable recommendations to bring the development into compliance. The report is to be approved by Penrith City Council .Where Penrith City Council is not the certifying authority, the report is still to be submitted and approved by Penrith City Council. Any of the recommendations required as part of the approved report are to be undertaken and certified prior to the issuing of the occupation certificate.”

6. JRPP 2011SYW074 - Penrith City Council, DA11/0602, Residential Subdivision of Stage 6 120 residential lots, 34 dwellings, 1 secondary dwelling,50 integrated dwellings, 1 neighbourhood lot, Lot 11 Cranebrook Road Cranebrook

The Panel unanimously resolves to approve the application for the reasons given in the Council planning report and subject to the conditions proposed therein except as modified below:

- 2.1 “The development must be implemented substantially in accordance with the following plans and documents stamped approved by Council, the application form, the BASIX Certificates and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing No.	Issue	Prepared By	Dated
Subdivision Plans	P1-15	-	Vince Morgan Surveyors	June 2011
Subdivision Plans	8850/DA 11-20	C	J.Wyndam Prince P/L	6 June 2011
Architectural Dwelling Plans	Volume 2A & 2B	-	Zac Homes, Elderton Homes P/L & Complete New Homes	June 2011
Acoustic Report	Appendix H	-	Day Design	14/03/2011

			P/L	
BASIX Certificates	P1-19	-	Stockland	09/08/2011
Generic Dwelling Designs and Type B Assessment Allotment Schedules	Appendix K	-	JBA Planning	June 2011
Book of Pre-Approved Plans	Unnumbered		Stockland	June 2011

- 2.3 **"Prior to the issue of a Construction Certificate for a dwelling**, on Lots 2-16 inclusive, Lots 21-29 inclusive, Lot 32, Lots 36-42 inclusive, Lots 47-50 inclusive, Lot 52, Lot 72, Lot 82, Lots 89-91 inclusive, Lot 94, Lot 100, Lots 102-103 inclusive and Lot 109, the land to which the development consent relates shall be registered at the Land and Property Information Division of the NSW Department of Lands as a separate lot in accordance with consent number DA11/0602 and documentary evidence provided to the Principal Certifying Authority.

- 2.81 All dwellings must be constructed to a design as specified for each lot in accordance with the plans prepared by J. Wyndham Prince Plan No.8850/DA 12 & 13 Issuc C 6/6/11 and an 88B instrument is to be registered against all lots that restricts the construction of any dwelling to be only permitted if in accordance with this development consent and the Waterside Estate Pre-approved Dwelling Designs.

SECTION 94

- 2.82 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for Waterside Green (Lakes Environs). Based on the current rates detailed in the accompanying schedule attached to this Notice, \$1,356,778.00 is to be paid to Council **prior to a Construction Certificate for any building works or a Subdivision Certificate being issued for this development** (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S.94 invoice accompanying this consent should accompany the contribution payment.

The Section 94 Contributions Plan for Waterside Green (Lakes Environs) may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 2.83 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$41,400.00 is to be paid to Council **prior to a Construction Certificate for any building works or a Subdivision Certificate being issued for this development** (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S.94 invoice accompanying this consent should accompany the contribution payment.

The Section 94 Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 2.84 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$617,892.00 is to be paid to Council **prior to a Construction Certificate for any building works or a Subdivision Certificate being issued for this development** (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S.94 invoice accompanying this consent should accompany the contribution payment.

The Section 94 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

The meeting concluded at 2:55pm

Endorsed by

Mary-Lynne Taylor
Chair, Sydney West
Joint Regional Planning Panel

Date: 09 September 2011