

**MINUTES OF THE SYDNEY WEST REGION  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT PENRITH CITY COUNCIL  
ON THURSDAY, 10 MAY AT 11.00 AM**

**PRESENT:**

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

**IN ATTENDANCE**

Peter Wood	Development Assessment Co-ordinator
Paul Lemm	Development Services Manager
Robert Craig	Principal Planner
Belinda Borg	Casual Senior Environmental Planner

1. The meeting commenced at 11:19am
2. Declarations of Interest – Nil.
3. **Business Items**

***ITEM 1 2012SYW038 – Penrith City Council, DA12/0175, Nepean District Hospital, 35-65 Derby Street, Kingswood.***

**4. Public Submission –**

- Bruno Zinghini from NSW Health Infrastructure addressed the panel
- Stephen Janson from Aurora Projects
- Oliver Klein from JBA Planning
- Greg Allchin of Penrith Business Alliance
- Ben Artup of Penrith Business Alliance

**5. The Panels Decision**

***ITEM 1 2012SYW038 – Penrith City Council, DA12/0175, Nepean District Hospital, 35-65 Derby Street, Kingswood.***

The Panel unanimously approves the application for the reasons given in the Council assessment report subject to a new condition that the Local Health District is to liaise with Penrith City Council immediately and implement a Transport Strategy as outlined within the Taylor Thompson Whitting report dated 25 February 2012 lodged with this application. Minor amendments

have been made to the conditions and these have been agreed by the applicant. The amended conditions are attached to the minutes.

1. Condition 1.1 be amended to read:

The development must be implemented substantially in accordance with the plans numbered DA-002, DA-003, DA-004, DA-005, DA-006, DA-007, DA-008, DA-009, DA-010, DA-011, DA-012, DA-013 dated 16 April 2012 and A0001 Review 5 dated 30 April 2012 drawn by Fitzpatrick and Partners, and stamped approved by Council, the application form and any supporting information received with the application, except as maybe amended in red on the attached plans and by the following conditions.

2. Condition 1.25 be amended to read:

A Stage 3 (detailed design) Road Safety Audit (RSA) shall be undertaken on the proposed road works by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans which must reflect the findings of the Audit to be submitted to Penrith Council. Details are to be submitted prior to the commencement of construction works.

3. Condition 1.28 to be amended to read:

**Prior to the commencement of any demolition or construction works on site** details are to be prepared and submitted to Penrith City Council showing vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan. The four (4) parking spaces shown at the end of the ingress driveway external to the carpark on the Site Plan (A-0001 Issue 5) are to be used for loading/unloading only by small commercial vehicles, marked, signposted and configured to comply with AS2890.2 accordingly.

4. Condition 1.32 be amended to read:

**Prior to the use of the multideck car park**, all works within the road reserve are to be inspected and approved by Penrith City Council.

5. Condition 1.34 be amended to read :

**Prior to the use of the multideck car park** the Principal Certifying Authority shall ensure that the:

a) Stormwater pre-treatment system/s

- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
- Have met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

6. Condition number 1.39 – wording in brackets be removed.
7. Condition number 1.40 – wording in brackets be removed.
8. Condition number 1.45 – wording in brackets be removed.
9. Condition number 1.83 – condition be deleted.
10. Condition 1.87 be amended to read:

No speed humps are to be installed within the car park, with exception to the Wombat Crossing located within the ground floor of the car park.

11. Condition 1.88 be amended to read:

The car parking pavement shall be smooth and level to ensure minimal vertical displacement and potential for noise generated development by wheel to concrete impacts. The concrete surface of the car park is to have a finish that minimises squealing of car tyres. Grates and cover plates are to be fixed flush and tight.

12. Condition number 1.90 – condition deleted as it duplicated 2.86.

13. Condition No.1.90 (formerly 2.91) be amended by deleting second sentence to read:

The proposed median in Derby Street is to be a minimum of 600mm in width.

14. Condition No.1.93 (formerly 1.94) be amended by deleting last two sentences to read:

All car parking and manoeuvring must be in accordance with AS 2890.1 (2004) and AS 2890.6 (2009) and Council's requirements.

15. Condition No.1.95 (formerly 1.96) be amended by deleting part first sentence to read:

Secure bicycle parking racks/rails are to provided at the facility, in accordance with AS2890.3:1993 Bicycle Parking Facilities. A roof structure/awning is to be provided to the main pedestrian access point for weather protection for pedestrians and the bicycle parking facility.

16. Condition number 1.100 – condition deleted.

The meeting concluded at 11.45am.

Endorsed by



Mary-Lynne Taylor  
Chair, Sydney West Region JRPP  
Date: 14 May 2012