

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Ross Fowler and Barry Husking

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW075 – Penrith Council, DA/14/0513, Demolition of existing structures and construction of four (4) x eight (8) storey residential flat buildings (289 units). Two (2) level basement car parking area, landscaping, drainage works and earthworks – Lot 1 DP 1070784, 12 Carson Lane, St Marys.

Date of determination: 9 September 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:




The panel considered: the matters listed at item 6 and the material listed at item 7.

Reasons for the panel decision:

1. The proposed development will add to the supply of housing within the City of Penrith in a location near to metropolitan transport services and the services offered by St Marys Centre.
2. The proposed development adequately satisfies the relevant planning instruments and controls.
3. The proposal is consistent with the planned context of the locality in which it is located.
4. The proposed development will not unduly impact on the built or natural environments
5. The proposed development is a suitable use of the site and its approval is in the public interest.

Conditions: The application is approved subject to the conditions recommended in the Council staff assessment report.

Panel members:

		
<p>Mary-Lynne Taylor</p>	<p>Bruce McDonald</p>	<p>Paul Mitchell</p>
<p>Ross Fowler</p>	<p>Barry Husking</p>	

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SCHEDULE 1

1	JRPP Reference – 2014SYW075, LGA – Penrith Council, DA/14/0513
2	Proposed development: Demolition of existing structures and construction of four (4) x eight (8) storey residential flat buildings (289 units). Two (2) level basement car parking area, landscaping, drainage works and earthworks.
3	Street address: Lot 1 DP 1070784, 12 Carson Lane, St Marys.
4	Applicant/Owner: Applicant – Dickson Rothschild
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ Sydney Regional Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Penrith Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Penrith Development Control Plan 2010 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report with recommended conditions.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report