

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Penrith City Council** on **Thursday 27 November 2014 at 2.30 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce Clarke, Lindsay Fletcher, Ross Fowler and Barry Husking

Apologies: Mary-Lynne Taylor

Declarations of Interest:

Councillor Ross Fowler declared he was a member of the Panthers Rugby League Club - Non-significant, ^{non} pecuniary interest.

Barry Husking declared he was a member of the Panthers Rugby League Club - Non-significant ^{non} pecuniary interest.

Determination and Statement of Reasons

2014SYW083 – Penrith, DA14/0661, Western Sydney Community & Sports Centre (Penrith Panthers), Demolition of existing structures and construction of the Western Sydney Community & Sports Centre, associated parking, internal roads and landscaping, 123-135 Mulgoa Road, Penrith

Date of determination: 27 November 2014

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* subject to the conditions given in Council planning report of the 27 November 2014.

Panel consideration:

The panel considered: the matters raised within the planning report, the material submitted in support and the matters observed at site inspections for this item.

Reasons for the panel decision:

1. The proposal will provide sporting and community facilities that will have positive social impacts.
2. The proposed development will not have any negative impact on built or natural environments, and can be serviced with all necessary infrastructure.
3. The panel notes that the subject site is below the flood planning level but having considered the prescribed tests in clause 6.3 of the Penrith LEP 2010 believes that the proposal will not be adversely affected by, nor significantly affect flooding events.
4. For the reasons given above the panel believes this proposal is in the public interest.

Conditions: The development application was approved subject to the conditions as modified in the Council Assessment Report with amendments to Condition numbers:

- 2.1
- 4.8
- 4.22
- 4.25
- 4.26
- 4.58
- 4.60
- 4.84
- 4.87
- 4.112

Panel members:



Paul Mitchell (Acting Chair)



Bruce Clarke

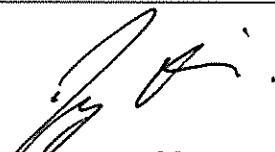


Lindsay Fletcher

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Ross Fowler


Barry Husking

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SCHEDULE 1	
1	JRPP Reference – 2014SYW083, LGA – Penrith City Council, DA/14/0661
2	Proposed development: Penrith, DA14/0661, Western Sydney Community & Sports Centre (Penrith Panthers), Demolition of existing structures and construction of the Western Sydney Community & Sports Centre, associated parking, internal roads and landscaping.
3	Street address: 123-135 Mulgoa Road, Penrith
4	Applicant/Owner: Applicant – Panthers Group, Owner – Mulgoa Road (No. 1) Pty Limited
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 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment State Environmental Planning Policy (Infrastructure) 2007 Penrith Local Environmental Plan 2010 Draft environmental planning instruments: Draft Penrith Local Environmental Plan 2010 (Stage 2) 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 draft recommended conditions, location plan, aerial view of site, Office of Water general terms of approval, architectural plans, landscape plans, NRL Academy approved plans and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> Scott Steventon
8	Meetings and site inspections by the panel: 31 July 2014 - Briefing Meeting, 27 November 2014 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report