

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Penrith City Council** on **Thursday 20 August 2015 at 5.30 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Jon Colvin, Glenn McCarthy

Apologies: Mary-Lynne Taylor, Ross Fowler and Barry Husking

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW084 – Penrith City Council, DA14/0765 - Stage 2 of Glenmore Park Town Centre including Major Supermarket, Minor Supermarket, Commercial Floor Space, Speciality Shops, Retail Kiosks & Associated Car Parking, 1-11 Town Terrace, Glenmore Park.

Date of determination: 20 August 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:



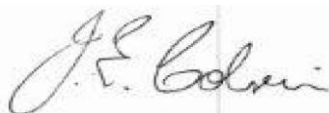

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will provide additional retail facilities within the Glenmore Park Town Centre thereby extending the supply and choice available to patrons within its established catchment and will develop a space to act as a temporary town square thereby providing a measure of opportunity for community focus and activities.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State Environmental Planning Policies including SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal is adequately consistent with the provisions and objectives of Penrith LEP No. 188 and Penrith DCP 2006.
4. The proposed development will have no unacceptable adverse impacts on the natural or built environments including impacts on the amenity of nearby residential premises or the performance of the local road network. Further the proposed development will have no unacceptable impact on the economic performance of other established retail centres within the Penrith locality.
5. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

 Paul Mitchell (Acting Chair)	 Bruce McDonald	 John Colvin
 Glenn McCarthy		

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SCHEDULE 1

1	JRPP Reference – 2014SYW084, LGA – Penrith City Council, DA14/0765
2	Proposed development: Stage 2 of Glenmore Park Town Centre including Major Supermarket, Minor Supermarket, Commercial Floor Space, Speciality Shops, Retail Kiosks & Associated Car Parking.
3	Street address: 1-11 Town Terrace, Glenmore Park.
4	Applicant/Owner: Applicant – Village Fair Glenmore Park Pty Ltd C/- Mullane Planning Consultants Pty Limited, Owner – Village Fair Glenmore Park 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 No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment ○ Penrith Local Environmental Plan No. 188 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Penrith Development Control Plan 2006 • 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 of consent, location plan, site & floor plans, elevations & sections, 3D perspectives plan, landscape plan, DCP compliance table and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • John Nullane • Kim Francis
8	Meetings and site inspections by the panel: 20 August 2015 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report