

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 St Marys Rugby League Club - Non-significant pecuniary interest.

Determination and Statement of Reasons

2014SYW093 – Penrith, DA14/0932, Alterations and Additions to St Marys Rugby League Club to Expand the Club with Associated Car Parking and Landscaping Works, St Marys Rugby League Club, Boronia Road North, St Marys

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 complies with the applicable development standards and guidelines and will improve quality of the building environment in the area.
2. The proposal will have no negative effects on the natural environment and the proposed landscaping will improve the visual amenity of the area.
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. The panel notes the possible minor shortfall in car parking in Stage 2 but believes this is appropriately addressed by Condition number 11.
5. The panel considers that the proposal's net social effect will be acceptable. Taking this into account and the proceeding four reasons the panel considers the proposal will be in the public interest.

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

- 1 - modification of plan numbers.
- 11 – to delete the word 'amended'

Panel members:

 Paul Mitchell (Acting Chair)	Bruce Clarke	Lindsay Fletcher
Ross Fowler	Barry Husking	

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SCHEDULE 1

1	JRPP Reference – 2014SYW093, LGA – Penrith City Council, DA/14/0932
2	Proposed development: 2014SYW093 – Penrith, DA14/0932, Alterations and Additions to St Marys Rugby League Club to Expand the Club with Associated Car Parking and Landscaping Works.
3	Street address: St Marys Rugby League Club, Boronia Road North, St Marys
4	Applicant/Owner: Applicant – St Marys Leagues Club, Owner – St Marys Leagues Club
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 ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Sydney Regional Environmental Plan No. 9 – Extractive Industry ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment ○ 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 photograph, architectural plans, photomontages, landscape plans, stormwater plan, DCP compliance table and NSW Police comments. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Danielle Pinkerton addressed the meeting for this proposal;
8	Meetings and site inspections by the panel: 27 November 2014 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report