

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Ross Fowler and Glenn McCarthy

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW040 – Penrith City Council, DA/15/0163, Stage 1 Construction of 4 x Residential Flat Buildings (138 Residential Apartments), 1 x Mixed Use Building (Ground Floor Commercial Floor Space and 63 Residential Apartments), Basement Car Parking, Road Construction, Drainage Works, Public Open Space Provision, Landscape Works, Earthworks and Tree Removal, Lot 3989 DP 1190132, Lot 3991 DP 1190132. 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 3989 Lakeside Parade Jordan Springs, Lot 3991 Jordan Springs Boulevard Jordan Springs.

Date of determination: 21 January 2016

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:


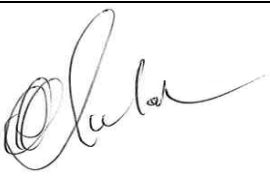



The panel considered: the matters listed at item 6 and the material listed at item 7.

Reasons for the panel decision:

1. The development will add to the supply and selection of housing within the City of Penrith and the Jordan Springs housing estate.
2. The proposal satisfies all relevant State legislation and State and local planning controls, including the Cumberland Woodland Recovery Plan.
3. The proposal will have no significant adverse environmental impacts including impacts on the Cumberland Plain ecology and will satisfactorily integrate in form and function with the adjacent Jordan Springs Centre and residential neighbourhood.

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

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
 Ross Fowler	 Glenn McCarthy	

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SCHEDULE 1

1	JRPP Reference – 2015SYW040, LGA – Penrith Council, DA/15/0163
2	Proposed development: Stage 1 Construction of 4 x Residential Flat Buildings (138 Residential Apartments), 1 x Mixed Use Building (Ground Floor Commercial Floor Space and 63 Residential Apartments), Basement Car Parking, Road Construction, Drainage Works, Public Open Space Provision, Landscape Works, Earthworks and Tree Removal, Lot 3989 DP 1190132, Lot 3991 DP 1190132. 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 3989 Lakeside Parade Jordan Springs, Lot 3991 Jordan Springs Boulevard Jordan Springs.
4	Applicant/Owner: Applicant – Synergy Development Group. Owner: C I D Group Pty Ltd.
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 (Infrastructure) 2007 ◦ Sydney Regional Environmental Plan 30 – St Marys ◦ Sydney Regional Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Penrith Development Control Plan 2014 • 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.
8	Meetings and site inspections by the panel: 18 December 2015 to 21 January 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report