

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Penrith City Council** on **Thursday 19 November 2015 at 3.30 pm**

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

Apologies: None

Declarations of Interest: Barry Husking declared that he in his capacity as a Council Officer had recent negotiations with a representative of the applicant, concerning the provisions of a link road to the development site but considered that it would not affect his consideration of this application.

Determination and Statement of Reasons

2015SYW066 - Penrith City Council, DA15/0299 – Subdivision Only – Proposed Staged Residential Subdivision including 375 x residential lots, residue lots, future road and open space lots and associated road construction, bridge crossings, landscaping works, drainage infrastructure and a phased remediation strategy, 1208 – 1274 The Northern Road, Llandilo.

Date of determination: 19 November 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 add to the supply and choice of housing within the Western Metropolitan Subregion and the Penrith local government area in a location planned for additional housing development.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies including Threatened Species Conservation Act 1995, Water Management Act 2000, Rural Fires Act 1997, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007, Sydney Region Environmental Plan No. 30 St Marys and Sydney Region Environmental Plan No. 20 Hawkesbury Nepean River.
3. The proposal adequately satisfies the provisions and objectives of St Marys Central Precinct Plan and Development Control, Strategy and Penrith DCP 2006.
4. The proposed development is consistent in scale and form and pattern of development planned for this locality.
5. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the Cumberland Plain Woodlands or flora and fauna on the site, the amenity of nearby residential premises, or the operation of the local road system. In this regard the Panel notes the strategic planning measures taken to address nature conservation issues when planning the overall development site.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval is in the public interest.

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Conditions: The development application was approved subject to the revised conditions presented at the meeting with amendments to Condition 14 (Condition iii and iv deleted) and with an additional condition that the works approved as part of this consent are to be undertaken in conjunction with and in response to the works approved and conditions imposed as part of DA14/1228 (Bulk Earthworks).

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2015SYW066, LGA – Penrith City Council, DA15/0299
2	Proposed development: Subdivision Only – Proposed Staged Residential Subdivision including 375 x residential lots, residue lots, future road and open space lots and associated road construction, bridge crossings, landscaping works, drainage infrastructure and a phased remediation strategy.
3	Street address: 1208 – 1274 The Northern Road, Llandilo.
4	Applicant/Owner: Applicant – Maryland Development Company Pty Limited, Owner – St Marys Land Limited.
5	Type of Regional development: Development has a capital investment value of \$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 (Infrastructure) 2007 ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment ○ Sydney Regional Environmental Plan No. 30 – St Marys ○ Threatened Species Conservation Act 1995 • 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 and written submissions. Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: 19 November 2015 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report