

## 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

2015SYW070 – Penrith City Council, DA15/0324, Glenmore Park School for Special Purposes (SSP), 12-40 Ridgetop Drive, 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 facility will provide a special purpose educational establishment servicing the needs of the established and developing area of Glenmore Park and the wider community in which the site is located.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Policies including the Rural fires SEPP 65, SEPP (Infrastructure) 2007 including School Facilities Standards and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Penrith LEP 2010 and Penrith DCP 2014.
4. The scale, architectural treatment and landscape treatment adopted for the proposal effectively integrate the facility with urban form and context in which the site is located.
5. The proposed development will have no unacceptable impacts on the natural or built environments including the amenity of adjoining and nearby residential premises or the performance of the local road network.
6. 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**

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

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| 1  | <b>JRPP Reference – 2015SYW070, LGA – Penrith City Council, DA15/0324</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2  | <b>Proposed development:</b> Glenmore Park School for Special Purposes (SSP).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3  | <b>Street address:</b> 12-40 Ridgetop Drive, Glenmore Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4  | <b>Applicant/Owner: Applicant –</b> Cadence Australia, <b>Owner –</b> NSW Department of Education and Communities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5  | <b>Type of Regional development:</b> Crown development with Capital Investment Value > \$5M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6  | <p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy 55 – Remediation of Land</li> <li>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment</li> <li>○ Penrith Local Environmental Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Penrith Development Control Plan 2014</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul> |
| 7  | <p><b>Material considered by the panel:</b></p> <p>Council assessment report with recommended conditions of consent, location plan and aerial views of site, Site plan and elevations, Zoning extract, Landscape plan, RMS authority's requirements, NSW RFS requirements, Sydney Water requirements, Development control plan compliance table, Applicant's concurrence to recommended conditions of consent and written submissions.</p> <p>Verbal submissions at the panel meeting: None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8  | <p><b>Meetings and site inspections by the panel:</b></p> <p>20 August 2015 - Site Inspection and Final Briefing meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 9  | <b>Council recommendation:</b> Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10 | <b>Conditions:</b> Attached to council assessment report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |