

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Penrith City Council** on **Thursday 4 February 2016 at 1.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell and Ross Fowler

Apologies: Glenn McCarthy

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW175 - Penrith City Council, DA15/0703 – Consolidation of two lots, demolition of the existing buildings, filling of the dam and construction of Group home Development containing four (4) dwellings and associated on-site sewerage management system, 47a Fourth Avenue, Llandilo.

Date of determination: 4 February 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, 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 for people with a disability or social disadvantage within the West Metropolitan Subregion and the City of Penrith on a location with access via the transport arrangements to be provided to the services and amenities Penrith CBD.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Rural Fire Services Act, SEPP (Affordable Rental Housing) 2009, SEPP 55 Remediation of Land. In this regard the Panel notes the legal advice confirming the proposed use is permitted under the Affordable Housing SEPP.
3. The proposal adequately satisfies the applicable provisions and objectives of Penrith LEP 2010 and Penrith DCP 2014. In this regard the Panel notes that a number of provisions contained in the Affordable Housing SEPP prevail over those contained in the PLEP.
4. The proposed development is considered to be of appropriate scale and form consistent with the rural character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, or the operation of the local road system or local rural act activities.
6. The Panel specifically considered the proposed pump sewerage system including advice from Council's Environmental Health Officer. The panel believes that an on-site disposal system is preferable and has imposed an amended condition requiring this if it is demonstrated to be practical and sustainable.
7. In consideration of conclusions 1-6 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: Consent to the development application is granted subject to revised conditions recommended at the meeting.

Panel members:

		
Mary-Lynne Taylor (Chair)	Paul Mitchell	Bruce McDonald
		
Ross Fowler		

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SCHEDULE 1

1	JRPP Reference – 2015SYW175, LGA – Penrith City Council, DA15/0703
2	Proposed development: Consolidation of two lots, demolition of the existing buildings, filling of the dam and construction of Group home Development containing four (4) dwellings and associated on-site sewerage management system, 47a Fourth Avenue, Llandilo.
3	Street address: 47a Fourth Avenue, Llandilo
4	Applicant/Owner: Applicant – UrbanGrowth NSW On behalf of Department of Family and Services, Owner – Minister for Disability Services.
5	Type of Regional development: CIV > \$5M - Crown Development
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Penrith Local Environmental Plan 2010 ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ 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 • 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 of consent, Statement of environmental effects, Architectural and landscape plans, Transportation impact assessment, Bush fire threat assessment, Social impact assessment, Stormwater and drainage plans, Waste management plan and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Christine Reddy – Director Family and Community Services • Anthony Nolan • Daniel Govers
8	Meetings and site inspections by the panel: 4 February 2016 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report