

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Penrith City Council** on **Thursday 3 March 2016 at 10.30 am**

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald, Paul Mitchell, Ross Fowler and Glenn McCarthy

Apologies: None

Declarations of Interest: Paul Mitchell declared a non-significant non pecuniary interest in relation to this particular matter because he worked for the Proponent with rezoning in 1997-2000 but he has had no subsequent involvement. In addition his employer company is currently retained by Land Lease but he has no involvement in this work.

Bruce McDonald declared a non-significant non pecuniary interest in relation to this particular matter as he was an employee of Penrith City Council when strategic assessments leading to a decision to develop the ADI site were being conducted. He has not had any involvement with the site since that time.

Determination and Statement of Reasons

2015SYW181 - Penrith City Council, DA15/1216 – Stage 2 Subdivision of the Central Precinct for the Creation of 278 x Residential Torrens Title Lots, 4 x Residue Lots and Associated Road Construction, Drainage and Earthworks, Landscape Works and Bus Only Connection (Southern Boundary) – Lot 1307 DP 1149525, Lot 1024 DP 260411, 1208 – 1274 The Northern Road, Llandilo, 9a Elder Place, Werrington County.

Date of determination: 3 March 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 as addressed in the Council Assessment Report, the material listed at item 7 the matters presented at meetings 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 West Metropolitan Subregion and the City of Penrith in a location planned for that purpose near to extensive high quality open space and the services and amenities available within Jordan Springs Town Centre.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Threatened Species Conservation Act 1995, the Rural Fires Act 1997, the Water Management Act 2000, Sydney Regional Environmental Plan No. 30 – St. Marys, SEPP 33 Hazardous and Offensive Development, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007 and Sydney Regional 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.
4. The proposed development is consistent in scale and form and pattern of development with that anticipated and planned for the Central Precinct in which this site is located under SREP No. 30 St Marys and the Central Precinct Plan.
5. The proposed development, subject to the conditions imposed is consistent with the principles of ESD as it will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the local ecology including the adjacent Regional Park, or the operation of the local riparian system. In this regard the Panel observes the potential for these impacts was largely a factor of the site preparation works earlier approved and the terms of that consent rendered them acceptable.
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.





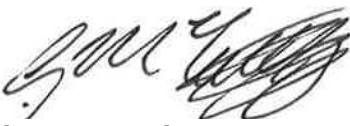
Conditions: Consent to the development application is granted subject to conditions recommended in the Council Assessment Report with the following changes:

1. Advisory Note within Condition 54 is to be relocated to a standalone condition (to be inserted after Condition 2)

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

2. Condition 48 is to be amended to delete reference to "within the proposed building footprint or"
3. Condition 61 is to be relocated to form Condition 2 (and renumbering as necessary)

Panel members:

 Bruce McDonald (Acting Chair)	 Paul Mitchell	 Stuart McDonald
 Ross Fowler	 Glenn McCarthy	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2015SYW181, LGA – Penrith City Council, DA15/1216
2	Proposed development: Stage 2 Subdivision of the Central Precinct for the Creation of 278 x Residential Torrens Title Lots, 4 x Residue Lots and Associated Road Construction, Drainage and Earthworks, Landscape Works and Bus Only Connection (Southern Boundary).
3	Street address: Lot 1307 DP 1149525, Lot 1024 DP 260411, 1208 – 1274 The Northern Road, Llandilo, 9a Elder Place, Werrington County.
4	Applicant/Owner: Maryland Development Company Pty Ltd
5	Type of Regional development: CIV > \$5M – Council Interest
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 ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment ○ Sydney Regional Environmental Plan No. 30 – St Marys ○ Threatened Species Conservation Act 1995 ○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development ○ State Environmental Planning Policy (Infrastructure) 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ St Marys Central Precinct Plan and Development Control Strategy • 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: <ul style="list-style-type: none"> • Paul Gerlach, Glyn Richards, Sean Porter and Chris Curtis on behalf of the applicant in presence to answer questions from the Panel.
8	Meetings and site inspections by the panel: 3 March 2016 – Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report