

DATE OF DETERMINATION	1 March 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, John Griffin, Ross Fowler and Glenn McCarthy
APOLOGY	Nicole Gurran
DECLARATIONS OF INTEREST	Nil

Public meeting held at Penrith City Council on 1 March 2018, opened at 4.15pm and closed at 5.35 pm.

MATTER DETERMINED

Panel Ref- 2016SWT003 - LGA: Penrith, DA Number: 16/1236, Address: Golf Club & Golf Course 2-8 Twin Creeks Drive, Luddenham (AS DESCRIBED IN SCHEDULE 1).

VERBAL SUBMISSIONS:

Support – Nil

Object –

- Amanda Wozniak
- Noel Fairweather

On behalf of Applicant– Vince Hardy

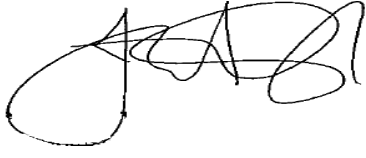




Panel Decision

The Panel unanimously decided to defer consideration of the application for the following reasons:

1. The Applicant requested deferral of the application to address issues of permissibility, and the Council staff representatives present agreed that the deferral was appropriate.
2. The Applicant offered to address during the period of adjournment issues raised by objectors and Panel members including:
 - (a) Provision of planning detail and potentially legal advice relevant to the issue of whether the part of the principal new building proposed within the E4 zone can be correctly said to be the continuance of the identified existing use of “golf club” (with any part of the building which is not claimed to fall within the ambit of s.4.66 and 4.67 of the EP&A Act to be deleted from the proposal).
 - (b) Acoustic impacts (noting that the Council has raised the advantages of an updated acoustic report to address amendments to the design).
 - (c) Visual impacts.
 - (d) Overlooking.
 - (e) Clarity as to the deletion of the childcare centre and replacement landscaping.

3. A better planning assessment will be possible with the benefit of the revised material.

When this information has been received, the panel will hold another public determination meeting.

PANEL MEMBERS	
 <p>Justin Doyle (Chair)</p>	 <p>John Griffin</p>
 <p>Bruce McDonald</p>	 <p>Ross Fowler</p>
 <p>Glenn McCarthy</p>	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref- 2016SWT003 - LGA: Penrith, DA Number: 16/1236
2	PROPOSED DEVELOPMENT	Staged construction of twin creeks resort including 198 room hotel & related facilities and alterations & additions to existing twin creeks golf & country club building and upgrading of an existing sewage management treatment plant in association with the proposed development.
3	STREET ADDRESS	Golf Club & Golf Course 2-8 Twin Creeks Drive, Luddenham
4	APPLICANT/OWNER	Applicant – Twin Creeks Holdings (Australia) Ltd Owner – Twin Creeks Holdings (Australia) Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: <ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (Amendment 4) • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007

		<ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River • Draft environmental planning instruments: Nil • Development control plans: Penrith Development Control Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report with supporting documents: 16 February 2018 • Written submissions during public exhibition: 29 including 1 petition containing 85 signatures • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Amanda Wozniak and Noel Fairweather ○ On behalf of the applicant – Vince Hardy
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meeting – 24 January 2018 • Site inspection – 24 January 2018 • Final briefing meeting to discuss council's recommendation, 1 March 2018, 2.35 pm to 4.10pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, John Griffin, Ross Fowler and Glenn McCarthy. ○ <u>Council assessment staff</u>: Paul Anzellotti and Gavin Cherry
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

