

MEMORANDUM

Reference: 2016SYW129 ECM: 7744561
To: Sydney West Planning Panel
From: Clare Aslanis – Senior Environmental Planner
Date: 11 July 2017
Subject: **Memorandum to Sydney West Planning Panel with Requested Amendments to Conditions of Consent.**

I refer to Item number 2016SYW129 listed for determination on 13 July 2017.

Since finalisation of the Assessment Report Council received revised engineering details and representations from the applicant that have resulted in recommended amendments to conditions of consent which form part of the assessment report.

Below is an outline of the recommended condition amendments:

Condition 41 is recommended to be deleted

Reason: The condition related to the dimensions of the proposed car park arrangement as per the provisions contained within Penrith Development Control Plan 2014. It is noted, however, that compliance with the Australian Standards is reasonable and consistent with other residential flat buildings of this nature and as such this condition is no longer considered to be necessary.

Condition 48 is recommended to be deleted

Reason: Condition 48 is a duplicate of condition 49 which is recommended to be amended as outlined below.

Condition 49 is recommended to be amended as follows

The stormwater management system shall be provided generally in accordance with the concept plan/s and MUSIC Modelling lodged for development approval, prepared by (Donovan Associates Pty Ltd), Job number E284542 drawing Numbers, D1-D10, Issue D, dated 6/7/2017.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) policies.

Reason: This revised condition consolidates wording from Condition 48 (now deleted) into a single condition.



Clare Aslanis
Senior Environmental Planner