



RECORD OF BRIEFING MEETING
SYDNEY WESTERN CITY PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 24 January 2018 Opening Time – 12.59pm Closing Time – 2.40pm
LOCATION	Penrith City Council

BRIEFING MATTER:

Panel Reference: 2017SWT016

LGA – Penrith

DA17/1092

Address: 13-15 Park Road Wallacia

Description: Cemetery and Associated Structures and Works, Staged Construction of Wallacia Memorial Park including Cemetery for 88,000 Burial Plots, Chapel & Related Crematorium & Function Rooms, Administration Building, Services Outbuilding, Parkland Areas, Internal Roads, Car Parking & Associated Landscaping & Site Servicing Works.

ATTENDEES

PANEL MEMBERS	Justin Doyle – Chair Bruce McDonald Lindsay Fletcher Ross Fowler Glenn McCarthy
COUNCIL ASSESSMENT STAFF	Clare Aslanis Pukar Pradhan Gannon Cuneo Lucy Goldstein Paul Anzellotti Kate Smith Peter Wood Gavin Cherry
OTHER	Planning Panels Secretariat: Suzie Jattan

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

Justin Doyle – Chair
Bruce McDonald
Lindsay Fletcher
Ross Fowler
Glenn McCarthy

KEY ISSUES DISCUSSED

- In relation to the application of s.89 of the Environmental Planning & Assessment Act 1979:
 - (a) The panel is the consent authority for the purposes of interpreting the section.
 - (b) There has been no referral of the application to the panel for the purposes of s.89(7) because the panel is the consent authority without any referral for reasons including the value of the development and its being designated development.
 - (c) Determination of the time within which the development can be assessed must take into account the time required for notification (expected to finish on the end of February), a subsequent public briefing which could be scheduled now to be convened promptly thereafter (the need for a public briefing was agreed by the majority of panel members), receipt of referral responses including mandatory statutory referrals and likely time for the applicant to respond to those referrals, and time for the provision of an assessment report taking these matters into account while always having regard to the requirement of the section to determine the matter as soon as practicable. On currently available information that process might be expected to be concluded by around late April 2018.
 - (d) Careful consideration is required to determine the correct date for the commencement of the 'period prescribed by the regulations' given the amendment of the application.
- Advice should be obtained from the Department as to any relevant progress with the Department's 'review of the need for land for cemeteries and crematoria in the Greater Sydney area, any resulting preliminary conclusions, and the likely timeframe for completion.
- Planning issues seen as requiring specific attention include:
 - Integration of the landscaping and design of the proposal with the adjacent Wallacia village taking into account its rural character.
 - Impacts of the design on views available from the public domain noting specifically the approach adopted of concentrating the taller memorial structures around the circumference of the site with the lawn areas in the site's centre.
 - The possibility of moving the taller memorial structures away from Park Road and the Western end of the site.
- Consideration of riparian and groundwater impacts.
- Attention to impacts on the feeder roads for the locality of funeral processions, and the need for any mitigating measures.
- Impacts of emissions from the crematoria.
- Council's concerns about permissibility should be addressed by a clear description of the proposed use(s) of the existing clubhouse building.