

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

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| DATE OF DETERMINATION | Friday, 18 December 2020 |
| PANEL MEMBERS | Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran Jeni Pollard, and Ross Fowler |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 7 December 2020.

MATTER DETERMINED

PPSSWC-44 – Penrith – DA19/0821 at Lot 1 Wianamatta Parkway JORDAN SPRINGS NSW 2747 – Construction of a Four to Six Storey Mixed Use Development (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

Key issues considered through the assessment process included:

- Urban Design
- The geotechnical condition of the site and proposed construction methodology
- Parking
- Potential noise impacts.

The Panel is satisfied that these matters have been addressed through design refinement and the proposed conditions of consent.

The Panel also notes that those matters raised at the Briefing on 16 March 2020 have been addressed through the design review process.

CONDITIONS

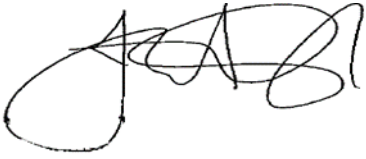



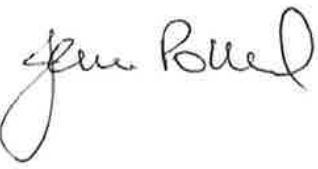
The development application was approved subject to the conditions in the council assessment report with the following amendments.

- An additional deferred commencement consent condition as follows:

The development is to provide a minimum of a 20kW of solar panels to power common areas and the commercial elements of the development. The development is to provide 2 electric vehicle charging stations. Details of the solar panels, charging stations, and any other relevant information is to be provided to the Council and the certifier.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

| PANEL MEMBERS | |
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|  Justin Doyle (Chair) |  Nicole Gurran |
|  Louise Camenzuli |  Ross Fowler |
|  Jeni Pollard | |

| SCHEDULE 1 | | |
|------------|-----------------------------------|--|
| 1 | PANEL REF – LGA – DA NO. | PPSSWC-44 – Penrith – DA19/0821 |
| 2 | PROPOSED DEVELOPMENT | Construction of a Four to Six Storey Mixed Use Development including Ground and First Floor Commercial / Retail Tenancies, 154 place Child Care Centre, 138 x Residential Apartments, 12 x Town Houses and 378 x Basement & At-Grade Car Parking Spaces |
| 3 | STREET ADDRESS | Lot 1 Wianamatta Parkway JORDAN SPRINGS NSW 2747 |
| 4 | APPLICANT/OWNER | La Land Pty Ltd / St Marys Land Limited |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Private infrastructure and community facilities over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Sydney Regional Environmental Plan No. 30 – St Marys Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Design Quality of Residential Flat Development) 2004 Central Precinct Plan and Development Control Strategy Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Penrith Development Control Plan 2014 Planning agreements: Nil |

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| | | <ul style="list-style-type: none"> • 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: 7 December 2020 • Written submissions during public exhibition: 0 |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> • Briefing: 16 March 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Karen McKeown and Glenn McCarthy ○ <u>Council assessment staff</u>: Pukar Pradhan, Gavin Cherry, Lucy Goldstein and Kate Smith • Final briefing to discuss council's recommendation: Friday, 11 December 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurrán ○ <u>Council assessment staff</u>: Kate Smith, Pukar Pradhan ○ <u>Applicant representatives</u>: N/A |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | N/A |