

BRIEFING DETAILS

BRIEFING DATE / TIME	9 July 2020, 2:00pm and 4:00pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-45 – Penrith Council – DA19/0875 – 13 Park Road, Wallacia – Reconfiguration of Golf Course, Alterations and Additions to Country Club and Nepean Gardens 27,000 burial plots

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Sandra Hutton and Stuart McDonald
APOLOGIES	Ross Fowler and Nicole Gurran
DECLARATIONS OF INTEREST	<p>Louise Camenzuli: Perceived conflict due to law firm's previously acting for proponent – did not participate in assessment.</p> <p>Jeni Pollard: The conflict arises from my employment at Penrith City Council that has endorsed the preparation of a Planning Proposal that will prohibit cemeteries and crematoria in areas including Wallacia.</p> <p>Glenn McCarthy: I was present at Council meetings held on 26 June 2017, 24 July 2017 and 28 August 2017 when the permissibility of cemeteries and crematoria in the Mulgoa Valley and Wallacia were considered.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Wood, Kathryn Saunders and Robert Craig
OTHER	<p>Melissa Felipe - Panel Secretariat</p> <p>David Hoy – Urbis</p> <p>Rachel Trigg – Urbis</p> <p>Nazia Pokar – Urbis</p> <p>Ben Salon - Mills Oakley Law Firm</p> <p>Peter O'Meara – Catholic Cemeteries</p> <p>David De Angelis - Catholic Cemeteries</p> <p>Florence Jaquet – Landscape Architects Fjla</p> <p>Daniel Martens - Martens</p> <p>David Marsh – St John Park Bowling Club</p>

KEY ISSUES DISCUSSED

1. The briefing was convened at the request of the Applicant made by letter to the Secretariat dated 17 June 2020 to allow the Applicant to provide a technical explanation of the proposal to the Panel.
2. The Applicant also explained an alternative option it was considering. The key features of the alternative option under consideration by the Trust as described during the presentation (as the Panel comprehended it) were:
 - (a) to restrict development of the cemetery to the eastern side of Jerry's Creek which spans north-south through the western third of the Site;
 - (b) to maintain the golf course as a 9 hole golf course for a period of 25 years;
 - (c) to thereafter convert the area of the golf course to a passive recreation area including walking trails; and
 - (d) to maintain the use of the clubhouse as presently proposed in the DA, allowing for its use for wakes associated with the cemetery use.
3. The Panel observed that the provision of a substantial buffer between the proposed use (if approved) and the township of Wallacia and the preservation of a meaningful physical and social context for the club were important matters for the consideration of the DA. It was also noted that even after 25 years the conversion of the golf course to a different use, would raise important considerations of social and environmental impacts. There may also be implications for the permissibility and use of the clubhouse if it is no longer to be operated in an ancillary association with the golf course.
4. These are some of the matters that would need to be addressed by the applicant and assessed by the Council before the Panel would be in a position to consider whether the alternative option proposed should be pursued further.
5. Substantial changes to the DA will raise issues of whether renotification, additional assessment fees, or potentially re-lodgment are appropriate.
6. The Panel also noted the contents of the Council letter to the Applicant dated 6 March 2020 addressing principally issues of permissibility of the present proposal. In particular, the Panel observed the views expressed in the letter that:
 - (a) the development is Regional Development for which the Panel is the consent authority; and
 - (b) the various components of development are likely to be permissible (taking into account the existing use provisions of the EP&A Act and Regulation), but with clarification sought as to the pool, gymnasium and bowling green in relation to which clarification has been sought as to whether the proposed operator will be a public authority or non-profit community organisation.
7. The social impacts of the proposed increase in gaming facilities in the Clubhouse remain an issue which will require close attention.

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

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