

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA21/0992 – 54 Canberra Street, OXLEY PARK NSW 2760
DATE OF DETERMINATION	28 September 2022
PANEL MEMBERS	David Ryan (Chair) Christopher Hallam (Expert) Mary-Lynne Taylor (Expert) Geoff Martin (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Mark Yacoub (not in attendance)

Public Meeting held on Wednesday 28 September 2022, starting at 11:30am.

Matter Determined pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979

Development Application DA21/0992, Lot 213 DP 16937, 54 Canberra Street, OXLEY PARK NSW 2760 - Demolition of Existing Structures & Construction of 5 x Two Storey Town Houses and Associated Works Including Strata Title Subdivision x 5 Lots.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, submissions received, and the following plans;

- Penrith Local Environmental Plan 2010 (Amendment 4)
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Precincts – Western Parkland City) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

In terms of considering community views, the Panel noted there were 2 submissions received from the public notification of the Development Application and the matters raised in those submissions have been adequately addressed in the Council Assessment Report.

Panel Decision

DA21/0992, Lot 213 DP 16937, 54 Canberra Street, OXLEY PARK NSW 2760 - Demolition of Existing Structures & Construction of 5 x Two Storey Town Houses and Associated Works Including Strata Title Subdivision x 5 Lots

be approved subject to conditions of consent accompanying the assessment report with the following additional condition;

Each garage is to be equipped with a 15 amp General Purpose Outlet to allow for electric vehicle charging capability or as otherwise agreed by Penrith City Council's Development Assessment Coordinator.




Reasons for the Decision

The Panel agreed with the assessment contained with Council Officer's Assessment Report and supported the recommendation for approval for the following reasons:-

- The Clause 4.6 request to vary the minimum lot size development standard as proposed and submitted by the Applicant, sufficiently addresses requisite matters in Clause 4.6(3). The Panel is of the view that the proposal meets the objectives of the development standard and zone objectives and is therefore in the public interest.
- The proposal will result in future residential development opportunities which is consistent with the Local Environmental Plan zone objectives.
- The proposed dwelling density, arrangement and building forms proposed are consistent with similar development forms in the immediate locality.
- The site is suitable for the proposed development and is unlikely to have any negative impacts on the environment and approval is considered to be in the public interest.

Votes

The decision was unanimous.

David Ryan – Chair 	Christopher Hallam – Expert 
Mary-Lynne Taylor – Expert 	Geoff Martin – Community Representative 