

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

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| APPLICATION NUMBER | DA22/0074 |
| DATE OF DETERMINATION | 12 October 2022 |
| PANEL MEMBERS | Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative) |
| DECLARATIONS OF INTEREST | No conflicts of interest were declared |
| LISTED SPEAKERS | Vince Hardy (Applicant) Jim Balchin (Civil Designer) Fiona Kulak (Owner Penrith City Council) Karen Luka (Owner Penrith City Council) |

Electronic Meeting held via video conference on Wednesday 12 October 2022, starting at 11:00am.

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

Development Application DA22/0074, Lot 35 DP 812241, 11 Ashwick Circuit, St Clair – Subdivision Into 2 Lots Including One Lot to be Retained as Drainage Reserve and Associated Stormwater and Drainage Works.

Panel Consideration

The Panel had regard to the original and further assessment report prepared by Council's independent assessment officer (external planning consultant), supporting plans and information, and the following environmental planning instruments and policies;

- Penrith Local Environmental Plan 2010 (Amendment 4)
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Western Sydney Aerotropolis) 2020
- State Environmental Planning Policy – (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021)

In terms of considering community views, the Panel noted there were no submissions received from the public notification of the Development Application.

Panel Decision

DA22/0074, Lot 35 DP 812241, 11 Ashwick Circuit, St Clair – Subdivision Into 2 Lots Including One Lot to be Retained as Drainage Reserve and Associated Stormwater and Drainage Works be approved subject to recommended conditions of consent as amended by the following:-





- i). Inclusion of the specific NSW Rural Fire Service Bushfire Safety Authority requirements into Condition No. 2.

Reasons for the Decision

- The Panel generally agreed with the assessment of the proposal outlined within the Independent Consultant’s assessment report.
- The proposal will result in future residential development opportunities in accordance with the Local Environmental Plan zone objectives.
- Suitable restrictions are to be registered on the title of the proposed lots to ensure protection of existing trees, utility easements and have addressed amenity considerations such as acoustic impacts.
- In terms of considering views expressed by the public, the Panel noted there were no submissions.

Votes

The decision was unanimous.

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| Jason Perica – Chair  | John Brunton – Expert  |
| Mary-Lynne Taylor (Expert)  | Stephen Welsh (Community Representative)  |