

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA22/0652 – 16 River Road, EMU PLAINS NSW 2750
DATE OF DETERMINATION	26 October 2022
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Vanessa Howe (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Vince Hardy – Applicant (Available for Questions)

Public Meeting held via video conference on Wednesday 26 October 2022, starting at 11:30am.

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

Development Application DA22/0652, Lot B DP 33205, Lot 1 & 2 DP 529749, Part Lot 123, 124, 125 & 126, Lot 10, 11, 12, 13, 14 & 15 DP 751662, Lot 16 DP 1117951, Lot 1 DP 1117991, Lot B DP 338385, Lot 7 & 8 DP 751662, Lot 3 & 4 DP 34211616, Part Lot 1 & 2, Lot 5 DP 342116, Lot A & B 435464, Lot A DP 33205, Lot B DP 190049, Lot A & B DP 420745, Lot 2 DP 1117991, Lot 57 DP 204976, 16 River Road, Emu Plains NSW 2750 - Torrens Title Subdivision x 6 Lots & Public Road Dedication

Panel Consideration

The Panel had regard to the 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
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Sydney Regional Environmental Plan (Transport and Infrastructure) 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



DA22/0652, Lot B DP 33205, Lot 1 & 2 DP 529749, Part Lot 123, 124, 125 & 126, Lot 10, 11, 12, 13, 14 & 15 DP 751662, Lot 16 DP 1117951, Lot 1 DP 1117991, Lot B DP 338385, Lot 7 & 8 DP 751662, Lot 3 & 4 DP 34211616, Part Lot 1 & 2, Lot 5 DP 342116, Lot A & B 435464, Lot A DP 33205, Lot B DP 190049, Lot A & B DP 420745, Lot 2 DP 1117991, Lot 57 DP 204976, 16 River Road, Emu Plains NSW 2750 - Torrens Title Subdivision x 6 Lots & Public Road Dedication be approved subject to recommended conditions of consent.

Reasons for the Decision

- i) The Panel agreed with the assessment contained with Council’s Assessment Report.
- ii) The proposal seeks to allow for the delivery and embellishment of a broader master planned public recreation area, being Regatta Park, in accordance with the adopted Regatta Park Emu Plains Plan of Management 2016.
- iii) The proposal seeks to rationalise the existing subdivision pattern and land ownership and better facilitate delivering new road infrastructure servicing and works in the surrounding Regatta Park.
- iv) The proposal is a positive initiative and is in the public interest.
- v) In terms of considering community views the Panel noted no submissions were received.

Votes

The decision was unanimous.

Jason Perica – Chair 	John Brunton – Expert 
Vanessa Howe – Community Representative 