

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

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| APPLICATION NUMBER | DA23/0036 |
| DATE OF DETERMINATION | 8 March 2023 |
| PANEL MEMBERS | Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Vanessa Howe (Community Representative) |
| DECLARATIONS OF INTEREST | No conflicts of interest were declared |
| LISTED SPEAKERS | Jessica Dean (however not present for meeting) Kathryn Sprang |

Penrith Local Planning Panel Meeting held via hybrid meeting conference on Wednesday, 8 March 2023, starting at 1:00pm.

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

Development Application DA23/0036, Lot 94 DP 236837, No. 3 Girra Avenue, South Penrith – Demolition of Existing Structures, Construction of Attached Dual Occupancy & Strata Title Subdivision x 2 Lots

Panel Consideration

The Panel had regard to the assessment report prepared by Council staff, 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 (Precincts – Western Parkland City) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazards) 2021

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

Panel Decision




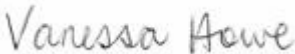
Development Application DA23/0036, Lot 94 DP 236837, No. 3 Girra Avenue, South Penrith – Demolition of Existing Structures, Construction of Attached Dual Occupancy & Strata Title Subdivision x 2 Lots be approved subject to the recommended conditions of consent.

Reasons for the Decision

- The proposal provides diversity in housing supply commensurate with a low density residential environment ensuring compliance with the objectives of the R2 – Low Density Residential Zone pursuant to Penrith Local Environmental Plan 2010.
- The proposal complies with the applicable controls and objectives of Penrith Local Environmental Plan 2010 and substantially complies with the Penrith Development Control Plan 2014.
- The proposal provides a building form and scale which is consistent with the established and desired context and character of the local area.
- The proposal has suitably responded to the topography of the site.
- The proposal is considered to be in the public interest.

Votes

The decision was unanimous.

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| Jason Perica (Chair)  | Mary-Lynne Taylor (Expert)  |
| John Brunton (Expert)  | Vanessa Howe (Community Representative)  |