

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA20/0019 – Erskine Park Children’s Centre 57 Peppertree Drive, Erskine Park
DATE OF DETERMINATION	22 July 2020
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	Rosemarie Canales (Applicant)

Public Meeting held via video conference on Wednesday 22 July 2020, opened at 3:00pm.

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

Development Application DA20/0019 at Lot 374 & 375 DP 713863 at Erskine Park Children’s Centre 57 Peppertree Drive, Erskine Park - Expansion of Erskine Park Children’s Centre including Use of Erskine Park Community Centre for Out of School Hours Care & Erection of Outdoor Play Area Fencing

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, the independent Consultant Planner Peer Review and the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and Child Care Planning Guideline
- State Environmental Planning Policy No 55 – Remediation of Land
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River

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

Reasons for the Decision

The Panel agreed with the assessment contained with Council's Assessment Report and the findings of the Peer Review. In agreeing with the recommendation for approval, the Panel noted the following:-

- The use is permissible in the zone and does not breach any Development Standards;
- The proposal is acceptable when considered against the applicable Environmental Planning Instruments including State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and Child Care Planning Guideline;
- The use will continue to provide a community benefit and meet a service need which is understood to respond to community demand for greater child care placement opportunities;
- The parking provided meets Council's requirements and is adequate to meet the demand of the development;
- Granting consent is in the public interest;
- Potential environmental impacts are reasonably mitigated and managed by way of recommended conditions of consent.

In addition, a condition of consent was imposed ensuring that no combustible cladding is incorporated into the development.



Panel Decision



Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA20/0019 at Lot 374 & 375 DP 713863 at Erskine Park Children's Centre 57 Peppertree Drive, Erskine Park - Expansion of Erskine Park Children's Centre including Use of Erskine Park Community Centre for Out of School Hours Care & Erection of Outdoor Play Area Fencing be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 22 July 2020, with the addition of the following condition.

"Prior to the issue of a construction certificate, it is must be demonstrated that no combustible cladding is to be used in the development."

Votes

The decision was unanimous

Jason Perica – Chair 	John Brunton – Expert 
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<p>Mary-Lynne Taylor – Expert</p> 	<p>Stephen Welsh – Community Representative</p> 
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