



Penrith Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	09 May 2018
PANEL MEMBERS	The Hon. Carl Scully (Chair) John Brunton (Expert) Christopher Hallam (Expert) Stephen Welsh (Community Representative)
APOLOGY	N/A
DECLARATIONS OF INTEREST	N/A
LISTED SPEAKER(S)	N/A

Public Meeting held at Penrith City Council on 9 May 2018, opened at 4pm.

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

Development Application DA17/1005 at Lot 6, DP 25020, No 48-54 Clark Road Londonderry – Detached dual occupancy and on-site sewerage management system.

Panel Consideration/Reasons for the Decision

The Panel noted that the Development Application was the subject of a previous Panel meeting on 28 March 2018 and that the key issue resulting from that deferral was for the applicant to provide an amended Clause 4.6 variation request. As an amended Clause 4.6 variation request has been submitted and addressed within a further assessment report from Council Officers, the recommendation for approval is supported for the following reasons;

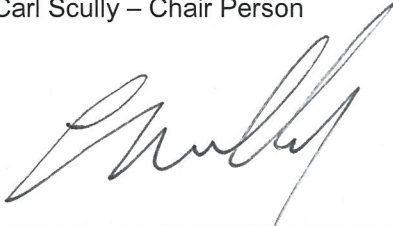
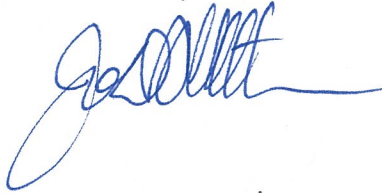

1. It represents a form of development that is consistent with the low density rural residential character of the area.
2. The form of development appropriate in the rU4 zone
3. The proposal satisfies the objectives of clause 7.10 of Penrith LEP
4. The variation of the minimum lot size has been justified by a clause 4.6 variation submission

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA17/1005 for Detached dual occupancy and on-site sewerage management system be approved subject to the conditions in the Council staff assessment report to the Local Planning Panel meeting of 9 May 2018.

Votes

The decision was unanimous by all Panel members.

Carl Scully – Chair Person 	John Brunton - Expert 
Christopher Hallam - Expert 	Stephen Welsh – Community Representative 