



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 DA17/1191 at Lot 6, DP 1201432, No 71 Allan Road Mulgoa – Single Storey Dwelling, Swimming Pool, Shed and On-Site Sewage Management System (OSSM).

Panel Consideration/Reasons for the Decision

The Panel has considered the assessment report prepared by Council Officers and supports the recommendation for approval for the reasons below;

1. The proposed dwelling is consistent with the objectives of the E4 Environment Living Zone to provide low impact residential development in an area with special ecological aesthetic values
2. The proposed development will satisfy the requirements of clause 7.18 of Penrith LEP and the objectives of the clause have been satisfied
3. A condition has been imposed to ensure that the site will be landscaped in a manner consistent with conserving the rural landscape character of the Mulgoa Valley as follows;
 - Prior to the issue of a Construction Certificate two (2) additional trees from the species list below are to be incorporated into a revised Landscape Plan. The additional trees are to be planted along the front property boundary at a planting height of a minimum of 2 metres tall.

- *Eucalyptus molucanna*
- *Eucalyptus fibrosa*
- *Eucalyptus teriticornis*
- *Eucalyptus crebra*
- *Eucalyptus amplifolia*
- *Eucalyptus punctata*
- *Eucalyptus longifolia*
- *Angophora subvelutina*
- *Angophora floribunda*
- *Angophora bakeri*
- *Allocasaurina littoralis*
- *Melaleuca styphelioides*
- *Syncarpia glomulifera*
- *Corymbia maculata*

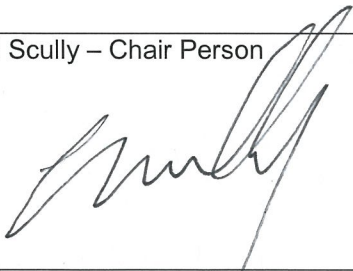


In terms of considering community views, the Panel noted there were no submissions received (although also noting the proposal was not notified due to its nature).

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA17/1191 for Single Storey Dwelling, Swimming Pool, Shed and On-Site Sewage Management System (OSSM). 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.

<p>Carl Scully – Chair Person</p> 	<p>John Brunton - Expert</p> 
<p>Christopher Hallam - Expert</p> 	<p>Stephen Welsh – Community Representative</p> 