

# PENRITH LOCAL PLANNING PANEL

## DETERMINATION AND STATEMENT OF REASONS

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| <b>APPLICATION NUMBER</b>       | DA21/0524 – 11 Denintend Place SOUTH PENRITH NSW 2750   |
| <b>DATE OF DETERMINATION</b>    | 8 September 2021  |
| <b>PANEL MEMBERS</b>            | Jason Perica (Chair)<br>Christopher Hallam (Expert)<br>Mary-Lynne Taylor (Expert)<br>Stephen Welsh (Community Representative) |
| <b>DECLARATIONS OF INTEREST</b> | No conflicts of interest were declared  |
| <b>LISTED SPEAKERS</b>          | Natalie White - Applicant   |

Public Meeting held via video conference on Wednesday 8 September 2021, starting at 11:00am.

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

Development Application DA21/0524, Lot 127 DP 246594, 11 Denintend Place SOUTH PENRITH NSW 2750 - Demolition of Existing Dwelling and Construction of a New 2 (Two) Storey Dwelling.

### **Panel Consideration**

The Panel had regard to the assessment report prepared by Council Officers, a supplementary memorandum dated 7 September 2021 prepared by Council officers, including the following plans;

- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Building Sustainability Index:BASIX) 2004
- 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.

### **Panel Decision**

DA21/0524, Lot 127 DP 246594, 11 Denintend Place SOUTH PENRITH NSW 2750 - Demolition of Existing Dwelling and Construction of a New 2 (Two) Storey Dwelling be approved subject to the recommended conditions of

consent outlined within the Council Officer assessment report and the following additional condition;

- At least one (1) additional native canopy tree must be planted in the front yard that will achieve a minimum mature growth height of at least 6 metres, with a minimum pot size of 15litres. Details shall be included as part of the Construction Certificate documentation and the tree planted and in a healthy state prior to the issue of an Occupation Certificate.





### Reasons for the Decision

The Panel agreed with the assessment contained with Council's Assessment Report and outlined the following reasons for the decision:

- The request for variation to the building envelope control is supported as the development meets the objectives of the Development Control Plan and is site responsive, and is unlikely to have a significant adverse impact upon the surrounding environment, adjoining properties or the streetscape.
- The proposal complies with other key Local Environmental Plan and Development Control Plan controls which regulate building siting and size/height.
- Environmental impacts are considered acceptable and where such impacts exist they are reasonably managed and mitigated by recommended conditions of consent, as amended.

### Votes

The decision was unanimous.

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| Jason Perica – Chair<br>       | Christopher Hallam – Expert<br>             |
| Mary-Lynne Taylor – Expert<br> | Stephen Welsh – Community Representative<br> |