

PENRITH CITY COUNCIL

NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT

Application number:	DA19/0791
Description of development:	Alterations and Additions to an Existing Hotel - Red Cow Hotel
Classification of development:	Class 9b

DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 1 DP 1137699
Property address:	569 - 595 High Street, PENRITH NSW 2750

DETAILS OF THE APPLICANT

Name & Address:	PGH Environmental Planning PO Box 714 SPRINGWOOD NSW 2777
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DECISION OF CONSENT AUTHORITY

Penrith Council has determined to refuse consent to the subject development application. In accordance with Section 4.18(1) (a) of the Environmental Planning and Assessment Act 1979, the reasons for refusal are in Attachment 1.

Date of this decision	15 April 2020
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POINT OF CONTACT

If you have any questions regarding this determination you should contact:

Assessing Officer:	Sandra Fagan
Contact telephone number:	+612 4732 7992

SIGNATURE

Name:	Sandra Fagan
Signature:	

For the Development Services Manager

ATTACHMENT 1 : REASONS FOR REFUSAL

1. The application is not satisfactory for the purpose of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as the proposal is inconsistent with the aims of the Penrith Local Environmental Plan 2010 in particular, at Clause 1.2(2)(f) which seeks to protect and enhance the environmental values and heritage of Penrith.
2. The application is not satisfactory for the purpose of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 as the proposal is not in the public interest.
3. The proposed development, by virtue of the following:
 - (a) The size, position, height, scale, shape, design, and appearance of the proposed awning structure;
 - (b) The material of the proposed front fencing;
 - (c) The lack of information relating to the protection of the existing trees in the beer garden, as a result of the position of the proposed awning near tree branches, and proposed repaving in terms of possible root damage; and
 - (d) The support, blade wall located above the first floor balustrade,

is not considered to sympathetically respond to the heritage significance of the site, and is inconsistent with the adopted Conservation Management Plan for the Heritage Item.

Therefore, the proposal development will result in adverse impacts to the heritage significance of the Heritage Item, and is thus contrary to; the adopted Conservation Management Plan; the objectives and controls at Clause 5.10 of the Penrith Local Environmental Plan 2010, and Sections C1, C2, C7, C8, and E11 of the Penrith Development Control Plan 2014.