



# Penrith Local Planning Panel

## Determination and Statement of Reasons

APPLICATION NUMBER	DA12/0519.01
DATE OF DETERMINATION	Wednesday 25 July 2018
PANEL MEMBERS	Deborah Dearing (Chair) John Brunton (Expert) Geoff Martin (Community Representative)
APOLOGY	Mary-Lynne Taylor (Expert)  Christopher Hallam (Alternate Expert)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKER(S)	Nil

Public Meeting held at Penrith City Council on Wednesday 25 July 2018, opened at 5:10pm.

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

Development Application DA12/0519.01 at Lot 101 DP 1173296, Lot 101 Laycock Street, Cranebrook – Modification to Approved Alterations and Addition to an Existing Community Facility at Greygums Oval – Stage 2 Works.

### **Panel Consideration/Reasons for the Decision**

The Panel has considered the assessment report prepared by Council Officers and supports the recommendation for approval, subject to revised conditions for the reasons below:

1. The proposal is considered to be substantially the same development as previously approved thereby satisfying key considerations within Section 4.55 of the Environmental Planning and Assessment Act 1979.
2. The amended building location provides for increased tree retention with suitable conditions of consent recommended to supplement the two trees to be removed.
3. The proposed development complies with the general objectives of Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014 by providing a site responsive building design with no adverse environmental impact resulting from its location or intended use.
4. The proposal provides suitable accessible paths and ramps to meet accessibility requirements within the Building Code of Australia.

5. The proposal is considered to be within the public interest as it provides facilities for the local community.

In terms of considering community views, the Panel noted there were no submissions received from the public exhibition of the modification application.

### Panel Decision



Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act 1979, Development Application DA12/0519.01 for Modification to Approved Alterations and Addition to an Existing Community Facility at Greygums Oval – Stage 2 Works be approved subject to further amendment to Condition No. 39 to increase replacement tree planting from 2 x trees to 4 x trees as follows:

*“To compensate for tree removal, four (4) locally indigenous trees capable of reaching a mature height of at least 8 metres are to be planted within the setback to Greygums Road. The trees are to be located north of the pedestrian path entering the site from Greygums Road to provide canopy shading opportunities to both sides of the pathway.*

*All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Development Control Plan 2014.”*

### Votes

The decision was unanimous.

Deborah Dearing – Chair Person 	John Brunton - Expert 
Geoff Martin – Community Representative 