



Penrith Local Planning Panel

Determination and Statement of Reasons

APPLICATION NUMBER	DA18/0663 – Golf Course & Club House 1a Leonay Parade Leonay
DATE OF DETERMINATION	18 December 2019
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKER(S)	Peter Graham (Resident) Michelle Galloway (Resident) Christopher Hinman (Resident) Jonathon Wood (Applicant) Steve Vlangos (Architect)

Public Meeting held at Penrith City Council on Wednesday 18 December 2019, opened at 3:30pm.

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

Development Application DA18/0663 at Lot 1100 DP 1217686, at Golf Course & Club House 1a Leonay Parade Leonay - Torrens Title Subdivision x 2 Lots & Construction of Eight (8) Single Storey Seniors Housing Dwellings.

Panel Consideration/Reasons for the Decision

The Panel had regard to the assessment report prepared by Council officers, site observations and the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy No 55 – Remediation of Land
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River.

In terms of considering community views, the Panel noted 16 (sixteen) submissions were received from the public notification of the Development Application.

The Panel considered the matter and while conceptually supportive, it was considered that revisions to landscaping were deemed necessary as reflected within the recommended conditions of consent with the Council officers assessment report. Further, an increased number of proposed trees are also considered necessary to address the proposed tree loss as a consequence of the proposed development. Consideration should also be given to providing light coloured roofs to reduce the heat load, consistent with Council's Cooling the City Strategy.

It was noted that there was not yet a valid Site Compatibility Certificate that would enable determination.

As a result, the Panel resolved to defer the determination of the application until such time as a valid Site Compatibility Certificate is issued.




Upon receipt of a valid Site Compatibility Certificate, delegation is granted to the Chairperson of the Penrith Local Planning Panel to determine the application by way of electronic determination. This is on the basis that there are no conditions in the Site Compatibility Certificate that would warrant further amendment to the proposed development. Where further amendments are required, the matter is to be reported back to the Local Planning Panel for determination.

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA18/0663 for Torrens Title Subdivision x 2 Lots & Construction of Eight (8) Single Storey Seniors Housing Dwellings. at Golf Course & Club House No. 1a Leonay Parade Leonay be deferred for the reasons outlined above.

Votes

The decision was unanimous.

Jason Perica – Chair 	John Brunton – Expert 
Mary-Lynne Taylor – Expert 	Stephen Welsh – Community Representative 