

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA21/0923 – 459-463 High Street PENRITH NSW 2750
DATE OF DETERMINATION	23 February 2022
PANEL MEMBERS	Jason Perica (Chair) Christopher Hallam (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	N/A

Public Meeting held via video conference on Wednesday 23 February 2022, starting at 1:00pm.

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

Development Application DA21/0923, Lot 1 DP 111671, 459-463 High Street PENRITH NSW 2750 – Use of Premises as Beauty Salon (Shop 9).

Panel Consideration

The Panel had regard to an assessment report prepared by Council Officers, a supplementary memorandum dated 23 February 2022 and the following plans;

- State Environmental Planning Policy No. 64 – Advertising and Signage
- Local Environmental Plan 2010
- Development Control Plan 2014
- 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 and no verbal submissions were made to the Panel.

Panel Decision

DA21/0923, Lot 1 DP 111671, 459-463 High Street PENRITH NSW 2750 – Use of Premises as Beauty Salon (Shop 9) be approved subject to the recommended conditions of consent outlined within the Council Officer's assessment report subject to the addition of the following additional condition:-

A separate development application be made (if required) for the erection of a sign or advertising structure, other than the advertisement signage proposed in this application.




Reasons for the Decision

The Panel agreed with the assessment contained with Council's Assessment Report and supported the recommendation for approval on the following grounds:-

- The proposed development is an appropriate land use within the Penrith City Centre Precinct;
- Reliance on communal public car parking is typical for developments of this nature and location, with suitable availability of parking evident directly opposite the site in the Allen Place car park;
- The proposed hours of operation are appropriate for the City Centre and positively contribute to the night time economy of the City; and
- The proposed advertising signage is minor in nature and proportionate to the size and location of the tenancy within an existing arcade.

Votes

The decision was unanimous.

Jason Perica – Chair 	Mary-Lynne Taylor – Expert 
Christopher Hallam - Expert 	Stephen Welsh - Community Representative 