

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA21/0667 – 24-27 Lambridge Place PENRITH NSW 2750
DATE OF DETERMINATION	27 July 2022
PANEL MEMBERS	Pamela Soon (Chair) Christopher Hallam (Expert) John Brunton (Expert) Vanessa Howe (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Cameron Gray Ding Xu Benjamin Barrett

Public Meeting held via video conference on Wednesday 27 July 2022, starting at 2:00pm.

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

Development Application DA21/0667, Lot 11 & 12 DP 1087962, 24-27 Lambridge Place, Penrith NSW 2750 - Expansion of an Existing Cold Storage Facility including new Warehouse & Storage Shed, Extension of Hard Stand Areas and Associated Works

Panel Consideration

The Panel had regard to the assessment report, Supplementary memorandum dated 26 July 2022 prepared by Council Officers and the following plans;

- Penrith Local Environmental Plan 2010 (Amendment 4)
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

In terms of considering community views, the Panel noted there were no submissions received from the public notification of the Development Application.

Panel Decision

DA21/0667, Lot 11 & 12 DP 1087962, 24-27 Lambridge Place, Penrith NSW 2750 - Expansion of an Existing Cold Storage Facility including new Warehouse & Storage Shed, Extension of Hard Stand Areas and Associated Works be approved subject to amended Condition 51 as follows;

The eastern driveway shall not be serviced or accessed by any vehicle greater than 8.8m Medium Rigid Vehicle in length. Any vehicles larger than 8.8m Medium Rigid Vehicle are strictly not permitted.



Reasons for the Decision

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

- a) The Panel had regard to the applicant's Clause 4.6 contravention request regarding the maximum height of a building within Clause 4.3 of Penrith Local Environmental Plan 2010. The Panel formed the view that the applicant's written request satisfactorily addressed required matters within Clause 4.6(3) of the LEP. The Panel was satisfied the proposal was in the public interest because it is consistent with the zone objectives and the objectives of the development standard, notwithstanding the non-compliance. In forming its view, the Panel had regard to the proposal, nature of the site, the applicant's written request, the nature of the non-compliance, the proposed building arrangement and form on the allotment(s), information in the assessment report and the circumstances of the case.
- b) The development provides a building arrangement, height and scale which is contextually appropriate and site responsive.
- c) The proposed development is permissible in the zone and provides an extension to an existing industrial development that meets the objectives of the zone.
- d) The Panel considered that the modified wording of Condition 51 is more appropriate given the circumstances of the case, the proposed development and the potential for future development.
- e) The Panel had regard to verbal presentations made by the Applicant.

Votes

The decision was unanimous.

Pamela Soon – Chair 	John Brunton – Expert 
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Christopher Hallam – Expert



Vanessa Howe – Community Representative

