

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA22/0417
DATE OF DETERMINATION	23 November 2022
PANEL MEMBERS	Pamela Soon (Chair) Christopher Hallam (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Michael Hanisch (Applicant) Brittany Hughes (Penrith City Council) Grech Couch Vladimir Guazon

Electronic Meeting held via video conference on Wednesday 23 November 2022, starting at 11:30am.

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

Development Application DA22/0417, Lot 1 DP 588918 and Lot 2 DP 588919, 158-164 Old Bathurst Road, Emu Plains – Demolition of Existing Buildings, Structures & Hardstand Areas

Panel Consideration

The Panel had regard to the assessment report prepared by Council's independent assessment officer (external planning consultant), supporting plans and information, and the following environmental planning instruments and policies;

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

DA22/0417, Lot 1 DP 588918 and Lot 2 DP 588919, 158-164 Old Bathurst Road, Emu Plains – Demolition of Existing Buildings, Structures & Hardstand Areas be approved subject to recommended conditions of consent as amended by the following:-


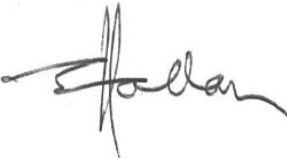

- Condition No. 15 is to be amended to include reference to *“Prior to works commencing and a minimum of one (1) week prior to the demolition of buildings...”*

Reasons for the Decision

- i) The Panel agreed with the assessment of the proposal outlined within the independent assessment report.
- ii) The proposed works are to take place above ground and allow for site preparation activities to facilitate future development of the land in accordance with the zone objectives and the requirements of the State Environmental Planning Policies.
- iii) Appropriate conditions have been imposed to ensure the proposed demolition works will have minimal environmental impacts and the site is suitable for the proposed development
- iv) The proposal is in the public interest as the proposed demolition works will provide a usable parcel of industrial land thus achieving a wider community benefit

Votes

The decision was unanimous.

Pamela Soon (Chair) 	Christopher Hallam (Expert) 
Mary-Lynne Taylor (Expert) 	Stephen Welsh (Community Representative) 