

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA21/1000 - Cook Parade Children's Centre 37 - 41 Cook Parade ST CLAIR NSW 2759
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	Representative from the applicant - Greg Bretherton – Project Supervisor Penrith City Council

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 DA21/1000, Lot 672 DP 739138 & Lot 68 DP 702772, Cook Parade Children's Centre 37 - 41 Cook Parade ST CLAIR NSW 2759 – Minor Alterations to an Existing Approved Child Care Facility, Minor External Car Parking Works and Erection of a Wall Sign.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, a supplementary memo and the following plans;

- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- 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

DA21/1000, Lot 672 DP 739138 & Lot 68 DP 702772, Cook Parade Children's Centre 37 - 41 Cook Parade ST CLAIR NSW 2759 for Minor Alterations to an Existing Approved Child Care Facility, Minor External Car Parking Works and Erection of a Wall Sign be approved subject to the recommended conditions of consent outlined within the Council Officer assessment report and subject to the addition of the following condition:-




- i) *“Prior to the issue of a Construction Certificate, the landscape and architectural plans are to be amended to include a minimum of two (2) additional trees to be planted within or adjacent to the carpark hardstand area. Trees are to be native, a minimum of 40L pot size at the time of planting and are to be staked and mulched. Selected tree species are to be those that will reach a height of no less than 6m at maturity. Works are to occur prior to the issue of an Occupation Certificate.”*

Reasons for the Decision

- a) The Panel agreed with the assessment contained with Council's Assessment Report and supported the recommendation for approval on the following grounds:-
 - The application is for minor works to an existing development and any potential environmental impacts are appropriately managed and mitigated by the proposal and conditions of consent.
 - The application seeks to upgrade existing facilities to ensure compliance with current Australian Standards and improve access, which is a positive outcome.
 - The proposal does not result in tree removal and can accommodate additional tree planting, to respond to Council's broader "Cooling the City" Strategy.
 - The proposed signage is appropriate in size and scale and will assist in way-finding and the business/building identification, whilst having minimal impacts.
- b) Separate to the determination of this application, the Panel noted that Council has undertaken a number of similar proposals for refurbishment and renovation of child care centres and commends Council on this positive initiative, noting the benefits of the upgrading works for the broader community. The Panel would also encourage the Council to consider opportunities for additional tree planting within associated car parking areas to respond to broader strategies regarding Cooling the City, provide shade for parked cars and improve the visual setting of child care centres.

Votes

The decision was unanimous.

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