



Penrith Local Planning Panel

Determination and Statement of Reasons

APPLICATION NUMBER	DA20/0013 – 38a Wedmore Road Emu Heights
DATE OF DETERMINATION	25 March 2020
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Geoff Martin (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKER(S)	N/A

Public Meeting held at Penrith City Council on Wednesday 25 March 2020, opened at 3:30pm.

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

Development Application DA20/0013 at Lot 3019 & 3020 DP 713606 at 38a Wedmore Road, Emu Heights – Child Care Centre Shade Sails.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, submissions received, including the following plans;

- Local Environmental Plan 2010
- 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 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.

Reasons for the Decision

The Panel agreed with the assessment contained with Council's Assessment Report. In agreeing with the recommendation for approval, the Panel noted the following:-

- Improved function and useability of existing outdoor play areas through the provision of suitable shade facilities
- The relatively minor nature of works proposed
- The location of the shade sails are not immediately adjoining a residential dwelling and the height of the structures is not considered to result in overshadowing or amenity impacts to neighbouring properties
- The proposal is considered to be in the public interest

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA20/0013 for Child Care Centre Shade Sails at 38a Wedmore Road, Emu Heights be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 25 March 2020.

Votes

The decision was unanimous.

<p>Jason Perica – Chair</p> 	<p>John Brunton - Expert</p> 
<p>Mary-Lynne Taylor – Expert</p> 	<p>Geoff Martin – Community Representative</p> 