

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA22/0280
DATE OF DETERMINATION	27 April 2022
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Christopher Hallam (Expert) Geoff Martin (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Vince Hardy

Public Meeting held via video conference on Wednesday 27 April 2022, starting at 12:00pm.

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

Development Application DA22/0280, Lot 2 DP 238713, 47-53 Hutchinson Crescent, Jamisontown – Strata Title Subdivision x 4 Lots.

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 (Amendment 4)
- Penrith Development Control Plan 2014
- State Environmental Planning Policy (Precincts – Western Parkland City) 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

DA22/0280, Lot 2 DP 238713, 47-53 Hutchinson Crescent, Jamisontown – Strata Title Subdivision x 4 Lots be Retained As Phoenix Reserve, Tree Removal and Ancillary Civil Works be approved subject to revised conditions of consent as follows:-

- Conditions 3 & 4 – Amended to make reference to endorsement of required documentation by Council's Development Engineering Department.

- Condition 8 – Revised to make specific reference to compliance with Conditions 9 and 10 of DA457/92 in relation to landscaping.

Reasons for the Decision

- The Panel agreed with the assessment contained with Council’s Assessment Report.
- The proposed strata title subdivision is a minor development and allows for separation and sale of existing constructed dwellings. Conditions of consent recommended (and amended) address outstanding or identified requirements required to be complied with in accordance with the preceding approval of the built form.

In terms of considering community views the Panel noted that no submissions were received.

Votes

The decision was unanimous.

<p>Jason Perica – Chair</p> 	<p>John Brunton – Expert</p> 
<p>Christopher Hallam – Expert</p> 	<p>Geoff Martin (Community Representative)</p> 