

PENRITH LOCAL PLANNING PANEL

ELECTRONIC DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA20/0137 – 28-36 Swanston Street, St Marys
DATE OF DETERMINATION	12 August 2020
PANEL DELEGATIONS TO DETERMINE DEVELOPMENT APPLICATION PREVIOUSLY GRANTED TO CHAIRPERSON BEING:-	Deborah Dearing (Chair) Christopher Hallam (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared

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

Development Application DA20/0137 - Replacement of Existing Church Building Roof including New Clerestory Windows No. 28-36 Swanston Street, St Marys.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers and associated instruments and policies relevant to the application, including the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River

In terms of considering community views, the Panel noted that the proposal was notified to adjoining property owners and publicly exhibited between 26 March 2020 – 9 April 2020 and that no submissions were received.

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:-

- The applicant's request to vary a development standard pursuant to Clause 4.6 of Penrith Local Environmental Plan 2010 with respect to the maximum building height is considered to be well founded and suitable for support;
- The height variation is associated with new clerestory windows which contribute to the architectural design of the building being a roof feature which positively contributes to the external presentation of the built form and internal amenity of the development;
- The Panel commends the proposal for its design; and
- The proposal does not result in any adverse environmental, social or economic impacts noting that the proposal does not seek to alter the nature of the existing use or change patronage levels of the existing place of worship.

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act 1979, Development Application DA20/0137 for Replacement of Existing Church Building Roof including New Clerestory Windows at 28-36 Swanston Street St Marys be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 12 August 2020.

Votes

The decision was unanimous.

<p>Deborah Dearing – Chair</p> 	<p>Christopher Hallam - Expert</p> 
<p>Mary-Lynne Taylor – Expert</p> 	<p>Stephen Welsh – Community Representative</p> 