

# PENRITH LOCAL PLANNING PANEL

## ELECTRONIC DETERMINATION AND STATEMENT OF REASONS

<b>APPLICATION NUMBER</b>	DA20/0379 – 492 High Street, Penrith
<b>DATE OF DETERMINATION</b>	12 August 2020
<b>PANEL DELEGATIONS TO DETERMINE DEVELOPMENT APPLICATION PREVIOUSLY GRANTED TO CHAIRPERSON BEING:-</b>	Deborah Dearing (Chair) Christopher Hallam (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
<b>DECLARATIONS OF INTEREST</b>	No conflicts of interest were declared

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

Development Application DA20/0379 - Change of Use of Premises from a Take Away Food Shop to a Restaurant (Shop 2) No. 492 High Street, Penrith

### **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 there were no submissions received as the application did not require public notification in accordance with Penrith Development Control Plan 2014 as outlined within the assessment report.

### **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:-




- There is sufficient on-site parking to cater for employees associated with the use, with patron parking able to be accommodated within the local road network and communal city centre parking areas;

- The change of use is considered to contribute positively to the character of the city centre by providing a dining opportunity that meets the objectives of the B4 mixed use zone; and
- There are no adverse environmental or social impacts resulting from the proposed change of use, with positive economic implications resulting from the commercial occupation of an existing tenancy.

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act 1979, Development Application DA20/0379 for Change of Use of Premises from a Take Away Food Shop to a Restaurant (Shop 2) at 492 High Street Penrith 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> 