

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA20/0024 – 152 Forestwood Drive GLENMORE PARK NSW 2745
DATE OF DETERMINATION	28 October 2020
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Donna Barbaro Melanie Vassallo On Behalf of the applicant; Warwick Stimson Bradley Dunn Greg Joyce
LISTED ATTENDEES	Robert Dunn Jeremey Martin

Public Meeting held via video conference on Wednesday 28 October 2020, opened at 3:00pm.

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

Development Application DA20/0024 at Lot 212 DP 1231224, 152 Forestwood Drive GLENMORE PARK NSW 2745 - Construction of Place of Public Worship (Brethren Meeting Hall) & Associated Car Parking Area.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, submissions received, memorandum dated 28 October 2020 from Council and including the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 55 – Remediation of Land

- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

In terms of considering community views, the Panel noted there was six (6) submission received in support and twenty-one (21) submissions received in objection, from the public notification of the Development Application. The Panel had regard to written and verbal submissions made prior to making its' decision.

Panel Decision

Development Application DA20/0024 at Lot 212 DP 1231224, 152 Forestwood Drive GLENMORE PARK NSW 2745 - Construction of Place of Public Worship (Brethren Meeting Hall) & Associated Car Parking Area to be approved subject to the conditions recommended in the Council staff report to the Panel meeting of 28 October 2020.

Reasons for the Decision

The Panel agreed with the environmental assessment contained with Council's Assessment Report.

The use is permissible in the zone, while the scale of both the proposed building and intensity of the use is not inconsistent with the zoning or the surrounding context of the site. The site is located on a corner, helping mitigate its impacts, while the land slope, and bushland and water sensitive landscape treatment on the opposite sides of both street frontages, also mitigate the impact of the proposal.

The design of the building is similar to a dwelling, the landscaping treatment is well-considered and the land slope helps reduce the scale and impact of the modest building and rear carpark.

The traffic and parking impacts are deemed appropriate by Council expert staff and the proposed conditions which regulate the size of any congregation limits parking, traffic and acoustic impacts to an acceptable level.

The use is suited to the site and the proposal complies with all development standards in Penrith LEP 2010. There are some non-compliances with the DCP, including with separation and parking, although these are justifiable in this instance due to the specific nature of the site, the context and the modest nature of the proposal. The operational aspects of the proposal are both addressed by conditions and appropriately regulated by the plan of management, which may be reviewed over time if necessary.

While objections were received (and some submissions in support), the Panel was supportive of granting consent, agreeing with the assessment of submissions as contained in the Council staff assessment report. Where impacts exist, these are reasonably managed and mitigated by the recommended conditions of consent, endorsed by the Panel.

Votes

The decision was unanimous

Jason Perica – Chair 	John Brunton – Expert 
Mary-Lynne Taylor – Expert 	Stephen Welsh – Community Representative 