



Penrith Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	28 March 2018
PANEL MEMBERS	Jason Perica (Chair) Mary-Lynne Taylor (Expert) John Brunton (Expert) Virginia Barrios (Community Representative)
APOLOGY	N/A
DECLARATIONS OF INTEREST	N/A
LISTED SPEAKER(S)	N/A

Public Meeting held at Penrith City Council on 28 March 2018, opened at 5pm.

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

Development Application DA 18/0175, Lot 5 DP 112466, Lot 6 DP 1003862, Lot 4 DP 11246, 118 Station Street Penrith – Demolition of Existing Dwellings and Outbuildings.

Panel Consideration/Reasons for the Decision

The Panel generally agreed with the balance of environmental considerations outlined within the Council staff report. The Panel had regard to Council staff advice provided prior to the meeting (memo dated 28 March 2018) regarding the applicable zoning (B4 Mixed Use) and considered the relevant zone objectives.

While it is preferable demolition of buildings be associated with redevelopment of a site, there was no policy framework to preclude demolition of structures at the site ahead of its potential redevelopment. The site could not be considered an “isolated” site and no heritage or other contextual reasons were sufficient to refuse the proposal.

In terms of considering community views, the Panel noted there were no submissions received (although also noting the proposal was not notified due to its nature).

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA17/0668 for Demolition of existing dwellings and improvements be approved subject to the conditions in the Council staff assessment report to the Local Planning Panel meeting of 28 March 2018.

Votes

The decision was unanimous by all Panel members.