



Penrith Local Planning Panel

Determination and Statement of Reasons

APPLICATION NUMBER	DA20/0014 – Colyton Neighbourhood Centre 30 Jensen Street Colyton
DATE OF DETERMINATION	26 February 2020
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Christopher Hallam (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	Nil
LISTED SPEAKER(S)	N/A

Public Meeting held at Penrith City Council on Wednesday 26 February 2020, opened at 3:00pm.

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

Development Application DA20/0014 at 30 Jensen Street, Colyton - Internal & External Refurbishment Works to Colyton Neighbourhood Centre

Panel Consideration

The Panel visited the site and had regard to the assessment report prepared by Council Officers including the following plans;

- Local Environmental Plan 2010
- Development Control Plan 2014
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 64 – Advertising Signage
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River

In terms of considering community views, the Panel noted there were no submissions received from the public notification of the Development Application.

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 relatively minor nature of works proposed
- The improved accessibility provision including accessible parking
- The loss of one parking space was considered suitable given the provision of a compliant accessible space noting that there is sufficient on street parking capability within the local road network
- Improved entry signage and way finding to the building entry
- Improved aesthetics of the existing development including built form presentation and materiality
- The proposal is considered to be in the public interest

The Panel also noted that the storage of bins forward of the building line should be addressed given the nature of the proposed upgrade works. A condition of consent is therefore required to visually screen the bins or relocate the bins so they are not directly visible from the public domain.

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA20/0014 for Internal & External Refurbishment Works to Colyton Neighbourhood Centre at 30 Jensen Street Colyton be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 26 February 2020 and the following additional condition:-

“Prior issue of the construction certificate, a designated bin storage area, screened from the public domain is to be provided and reflected on the plans. This includes a sealed surface for the bin storage and a slat screen (or similar) to prevent direct views to the bins preferably located at the side of the existing building or behind the front building line.

Votes

The decision was unanimous.

<p>Jason Perica – Chair</p> 	<p>John Brunton - Expert</p> 
<p>Christopher Hallam – Expert</p> 	<p>Stephen Welsh – Community Representative</p> 