



Penrith Local Planning Panel

Electronic Determination and Statement of Reasons

APPLICATION NUMBER	DA20/0021 – 112A Stafford Street Penrith
DATE OF DETERMINATION	22 April 2020
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Virginia Barrios (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKER(S)	N/A – Electronic Determination (not a public meeting)

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

Development Application DA20/0021 - Use of Premises as Educational & Training Studio (business Premises), No. 112A Stafford Street Penrith.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, a supplementary memorandum dated 21 April 2020, an independent Peer Review Statement prepared by Landmark Planning Pty Ltd dated 21 April 2020 and associated instruments and policies relevant to the application, including the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 55 – Remediation of Land
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River
- SEPP 64 – Advertising and Signage

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:-

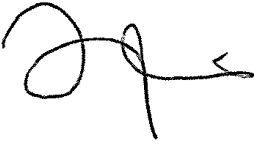


- The minor nature of the proposal;
- Lack of environmental impacts and where they may have existed this has been reasonably managed and mitigated by the conditions of consent, as amended;
- Permissible in the zone and consistent with the objectives of that zone and therefore in the public interest; and
- Consistent with the character of the area.

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act 1979, Development Application DA20/0021 for Use of Premises as Educational & Training Studio at 112A Stafford Street Penrith be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 22 April 2020, as contained in an attachment to a memo dated 21 April 2020 subject to amending condition 6 to add the following words at the end;

'as shown on an annotated diagram provided with the Notice of Determination. No other signage may be erected without prior approval, as necessary.'

Votes

The decision was unanimous.

Jason Perica – Chair 	John Brunton - Expert 
Mary-Lynne Taylor – Expert 	Virginia Barrios – Community Representative 