



# Penrith Local Planning Panel

## Electronic Determination and Statement of Reasons

<b>APPLICATION NUMBER</b>	DA19/0881
<b>DATE OF DETERMINATION</b>	27 May 2020
<b>PANEL MEMBERS</b>	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
<b>DECLARATIONS OF INTEREST</b>	No conflicts of interest were declared
<b>LISTED SPEAKER(S)</b>	N/A – No submissions received to development application enabling electronic determination

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

Development Application No. DA19/0881 for the Proposed Installation of a Winch, Winch House and Signage at No. 1 Factory Road, Regentville.

### **Panel Consideration**

The Panel had regard to the assessment report prepared by Council Officers, submissions received, supplementary memorandum from Council officers dated 26 May 2020 and 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

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 reasons for the decision are explicit and implicit in the terms below. The Panel was supportive of the Council's assessment of the proposed sign (to be reduced).




## Panel Decision

Development Application No. DA19/0881 for the Proposed Installation of a Winch, Winch House and Signage at No. 1 Factory Road, Regentville be deferred subject to;

- a) Further information and advice from Council regarding the permissibility of the proposed use and structure;
- b) Inviting the Applicant to submit a revision to the design such that it is reduced in size to safely house the proposed winch and its associated equipment only, and the sides of the structure be deleted or made permeable to reduce risks associated with flooding;
- c) Submission of engineering details to establish the capacity of the structure to withstand flooding and compliance with the flooding regulations in consultation with Council staff

## Votes

The decision was unanimous.

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