



Penrith Local Planning Panel

Electronic Determination and Statement of Reasons

APPLICATION NUMBER	DA20/0227
DATE OF DETERMINATION	10 June 2020
PANEL MEMBERS	Deborah Dearing (Chair) John Brunton (Expert) Christopher Hallam (Expert) Virginia Barrios (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKER(S)	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. DA20/0227 for the Dwelling Alterations and Additions at 32 Pamela Parade, Leonay.

Panel Consideration

The Panel had regard to the assessment report prepared by Council Officers, an independent Peer Review Statement and the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- 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 conclusions of the assessment contained with Council's Assessment Report.

The Panel supports the variation to the Building Envelope Control under Part D2.1.2 of the DCP for the following reasons:

- The encroachment of the building envelope is as a result of the design of the development to be positioned directly over an external wall of the existing garage.
- The encroachment of the building envelope is consistent with the building envelope encroachment of the neighbouring dwelling (No 34 Pamela Parade).
- The encroachment is not out of character with existing development in the street.
- The design of the facade incorporating the balcony and railing reduces the bulk of the addition.
- The balcony over the garage makes a positive contribution to the streetscape as it contributes to the potential for passive surveillance of the street and visually reduces the dominance of the garage door
- Overshadowing from the encroachment of the building envelope is not increased on the neighbouring property (No 34 Pamela Parade).
- The application was notified to surrounding and adjoining neighbours and no submissions were received.




The variation is therefore supported in this instance.

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application No. DA20/0227 for the Dwelling Alterations and Additions at 32 Pamela Parade, Leonay be approved subject to the recommended conditions of consent circulated to the Local Planning Panel meeting of Wednesday 10 June 2020.

Votes

The decision was unanimous.

<p>Deborah Dearing – Chair</p> 	<p>John Brunton - Expert</p> 
<p>Christopher Hallam – Expert</p> 	<p>Virginia Barrios – Community Representative</p> 