

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA23/0390
DATE OF DETERMINATION	24 July 2024
PANEL MEMBERS	Donna Rygate (Chair) David Ryan (Expert) Christopher Young (Expert) Vanessa Howe (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
SPEAKERS	Ryan Gill – Applicant (Online) Craig Light – Owner (Online) Peter Langby – Objector (In-person) Greg Thomas – Objector (Online)
ADDITIONAL ATTENDEES	James Greene – Owner (Online) Bradley Dunn – Objector (Online) Ben Thorncroft – Supporter (Online) Lauren Van Etten – Council Assessing Officer (In-person) Robert Craig – Council Principal Planner (In-Person) Gavin Cherry – Council Development Assessment Coordinator (In-person) Katelyn Davies – Council Senior Administration Officer (In-Person)
APOLOGIES	Natalie Lazare – Objector Christine Langby – Objector Daniele Arkcoll – Owner (Online)

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

DA23/0390, Demolition of Existing Structures & Construction of Single Storey Brethren Meeting Hall including Rear At-Grade Car Park & Associated Landscaping & Stormwater Drainage Works at No. 22-26 Wittama Drive, Glenmore Park, NSW, 2745.

Panel Consideration

The Panel had regard to the assessment report prepared by Council staff, supporting plans and information, and the following environmental planning instruments and policies:

- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021
- State Environmental Planning Policy (Resilience & Hazards) 2021
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

In terms of considering community views, the Panel noted there were eleven (11) unique submissions received in opposition to the development in response to the public notification of the Development Application. The Panel also noted that there were three (3) submissions received in support of the proposed development. The Panel listened to registered speakers at the public meeting and considered the submissions received within the Council's Assessment Report.

Panel Decision

In accordance with Section 4.16 of the *Environmental Planning and Assessment Act 1979*, DA23/0390, Demolition of Existing Structures & Construction of Single Storey Brethren Meeting Hall including Rear At-Grade Car Park & Associated Landscaping & Stormwater Drainage Works at No. 22-26 Wittama Drive, Glenmore Park, NSW, 2745 is approved subject to the recommended conditions of consent accompanying the assessment report.




Reasons for the Decision

- The Panel agreed with the assessment of the proposal outlined within the Council's assessment report.

- Appropriate conditions have been imposed to ensure the proposed development and associated works will have minimal environmental impacts and the site is suitable for the proposed development.
- The proposal presents building height, mass, scale and boundary setbacks which are consistent with the built form character of the locality.
- The proposal is generally compliant with applicable development standards and controls, including zone objectives contained within Penrith Local Environmental Plan 2010 and the objectives of the applicable development controls within Penrith Development Control Plan 2014. Minor DCP variations relating to car parking numbers and setbacks have been sufficiently addressed within the Council's assessment report and the development provides suitable onsite parking and landscaping.
- The proposal provides suitable setbacks and locations of deep soil to accommodate shrub and tree planting around the periphery of the built form and car parking area. This is in addition to the protection and retention of existing trees that, in combination with proposed planting, ensures compliance with the urban heat provisions within the Penrith LEP 2010 and Penrith DCP 2010.
- The Panel considered representations made during the Public Meeting concerning emergency vehicle access, construction traffic and air conditioning noise. The Panel was satisfied that these matters were addressed as necessary in the Council Officer's report and recommended conditions of consent.

Votes

The decision was unanimous.

<p>Donna Rygate (Chair)</p> 	<p>David Ryan (Expert)</p> 
<p>Christopher Young (Expert)</p> 	<p>Vanessa Howe (Community Representative)</p> 