

# PENRITH LOCAL PLANNING PANEL

## DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	Mod24/0052
DATE OF DETERMINATION	10 July 2024
PANEL MEMBERS	Graham Brown (Chair) Stuart McDonald (Expert) Glenn Falson (Expert) Vanessa Howe (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Donna Clarke – Consultant Planner (online)
LIST OF ADDITIONAL ATTENDEES	Gavin Cherry – Development Assessment Coordinator – Council (Online) Katelyn Davies – Senior Administration Officer – Council (Online)

Online electronic determination meeting held via video conference on Wednesday 10 July 2024, starting at 9.30am.

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

Mod24/0052, Section 4.55(2) Modifications to DA23/0144 for Alterations & Additions to Existing Self-Storage Premises including First Floor Addition to Western (Stage 1) Self-Storage Building & Related Design Amendments at No. 142 Old Bathurst Road, Emu Plains, NSW, 2750.

The directions given by The Minister for Planning, dated 30 June 2020, required the original application DA23/0144 to be determined by a Local Planning Panel as it was lodged on behalf of a Councillor of Penrith City Council as landowner. Consistent with the *Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents* dated 6 March 2024, the modification must also be determined by a Local Planning Panel.

### 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 (Resilience & Hazards) 2021
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

In terms of considering community views, the Panel noted there were zero (0) submissions received in response to the public notification of the Development Application.

### Panel Decision

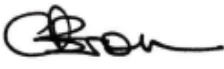
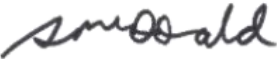

In accordance with Section 4.16 of the Environmental Planning and Assessment Act 1979, Mod24/0052, Section 4.55(2) Modifications to DA23/0144 for Alterations & Additions to Existing Self-Storage Premises including First Floor Addition to Western (Stage 1) Self-Storage Building & Related Design Amendments at No. 142 Old Bathurst Road, Emu Plains, NSW, 2750 be approved subject to the recommended amended conditions of consent accompanying the assessment report.

### Reasons for the Decision

- The Panel had determined that the development as modified is substantially the same as originally approved and has 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 as modified will have minimal environmental impacts and the site is suitable for the proposed development.
- The proposal presents a building height, mass and scale which is consistent with the built form character of the locality.
- The proposal is compliant with applicable development controls and objectives contained within Penrith Development Control Plan 2014.

### Votes

The decision was unanimous.

Graham Brown (Chair) 	Stuart McDonald (Expert) 
Glenn Falson (Expert) 	Vanessa Howe (Community Representative) 