

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA20/0249 – Werrington County Childcare Centre Corner of Henry Lawson Avenue and John Batman Avenue, Werrington County
DATE OF DETERMINATION	22 July 2020
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	Greg Bretherton (Applicant)

Public Meeting held via video conference on Wednesday 22 July 2020, opened at 3:00pm.

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

Development Application DA20/0249 at Lot 30 DP 578530 at Werrington County Childcare Centre Corner of Henry Lawson Avenue and John Batman Avenue, Werrington County - Upgrade Works to Existing Child Care Centre including Internal & External Building Alterations, Car Park Modifications & Signage.

Panel Consideration

The Panel had regard to the assessment report prepared by the Independent Planning Consultant engaged by Council, and the following plans;

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and Child Care Planning Guideline
- 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 Panel agreed with the assessment contained with the Independent Planning Consultants Assessment Report. In agreeing with the recommendation for approval, the Panel noted the following:-

- The use is permissible in the zone and does not breach any Development Standards;
- The proposal is acceptable when considered against the applicable Environmental Planning Instruments including State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and Child Care Planning Guideline;
- The use will continue to provide a community benefit and meet a service need;
- The parking provided meets Council's requirements and is adequate to meet the demand of the development;
- The design, presentation and operation of the centre will be improved by the scope of works proposed;
- Granting consent would be in the public interest;
- Potential environmental impacts are reasonably mitigated and managed by way of recommended conditions of consent.

In addition, a condition of consent is to be imposed ensuring that no combustible cladding is incorporated into the development.

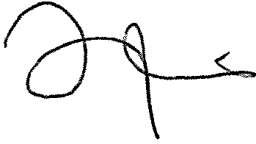

Panel Decision

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development Application DA20/0249 at Lot 30 DP 578530 at Werrington County Childcare Centre Corner of Henry Lawson Avenue and John Batman Avenue, Werrington County - Upgrade Works to Existing Child Care Centre including Internal & External Building Alterations, Car Park Modifications & Signage be approved subject to the conditions circulated to the Local Planning Panel meeting of Wednesday 22 July 2020 and the requested additional condition.

"Prior to the issue of a construction certificate, it is must be demonstrated that no combustible cladding is to be used in the development."

Votes

The decision was unanimous

Jason Perica – Chair 	John Brunton – Expert 
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Mary-Lynne Taylor – Expert



Stephen Welsh – Community Representative

