

PENRITH LOCAL PLANNING PANEL

DETERMINATION AND STATEMENT OF REASONS

APPLICATION NUMBER	DA20/0509 Lot 3989 Lakeside Parade Jordan Springs NSW 2747
DATE OF DETERMINATION	29 July 2021
PANEL MEMBERS	John Brunton (Chairperson) Mary-Lynne Taylor (Expert) Christopher Hallam (Expert) Geoff Martin (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
LISTED SPEAKERS	<u>Submissions</u> - Aiman Jajo, Patrick Attard, Calla Woodrup, Sara Kozman, Garry Masman, David Bentham. <u>On behalf of the applicant/owner</u> – Warwick Simson (Applicant/Consultant Town Planner), Craig Laundry (Developer), Jane Dumbleton (Landscape Architect), Steve Wellman & Andrew Morse (Traffic Engineers), Jonathan Parker, Zack Ashby & Nicholas Keighley (Architects), Michael Badaoui (Project Manager, Construction), Victor Fattoretto (Acoustic Engineer), Tyler Brown (Contracts Administrator)

Public Meeting held via video conference on Thursday 29 July 2021, commencing at 1:00pm.

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

Development Application DA20/0509, Lot 3989 DP 1190132, Lot 3989 Lakeside Parade JORDAN SPRINGS NSW 2747- Construction of a Single Storey Building for a Pub and Associated Car Parking Spaces, Stormwater Management and Landscaping Works.

Panel Consideration

The Panel met on 24 March 2021 to determine this application where the decision was to defer the matter to allow for the applicant to enable preparation of an amended proposal to respond to issues raised.

The Panel had regard to the assessment report prepared by Council Officers in March 2021, memorandum dated 21 July 2021 and a further supplementary memorandum dated 26 July 2021 prepared by Council officers, submissions received, and the following plans;

- Sydney Regional Environmental Plan No. 30 – St Marys and Western Precinct Plan
- Development Control Plan 2014
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River

In terms of considering community views, the Panel noted there were 75 submissions received in response to the notification and exhibition of the development application and that of the submissions received, 43 submission were in opposition to the proposal and 32 submissions were in support.

The Panel also noted and considered the further submissions that were received after the deferral of the application on 24 March 2021.

Panel Decision

DA20/0509, Lot 3989 DP 1190132, Lot 3989 Lakeside Parade JORDAN SPRINGS NSW 2747- Construction of a Single Storey Building for a Pub and Associated Car Parking Spaces, Stormwater Management and Landscaping Works be approved with conditions as recommended in the Council assessment report, but with amended conditions of consent as follows;

- Conditions 10, 11, 30 and 33 as outlined within the assessment report recommended conditions of consent are to be amended; and
- Insertion of two new conditions stating;
 - a) no glazing is to be incorporated in the walls of the Gaming Area
 - b) the driveway width at the entrance to the site must be 8 metres to increase traffic safety

Reasons for the Decision



The Panel considered the assessment contained in the Council's Assessment Report. The majority of the Panel supported the proposal for the reasons presented in the officer's report and the following reasons:-

- The Panel was aware of the variation to the car parking rate required by the Development Control Plan but accepted that a lower rate is acceptable in these circumstances. In recognition of this the Panel imposed conditions requiring provision of courtesy buses and limiting the maximum number of patrons permitted.
- The proposed development will satisfy a need in the community for a leisure and entertainment facility.

Votes: 3-1

One Panel member did not agree with the approval of the application for the following reason:-

- The proposed parking supply will be insufficient for the likely peak parking demand. It is not considered that the merit-based assessment has provided sufficient proof of the adequacy of this proposed supply.

John Brunton – Chair 	Christopher Hallam – Expert 
Mary-Lynne Taylor – Expert 	Geoff Martin – Community Representative 