

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 13 April 2016 and 19 April 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Ted Cassidy and Monica Wangman

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE167 – Ashfield - 10.2014.326.2 - Mixed use development - 7 - 9 Cavill Avenue & 5 Markham Place, Ashfield as described in Schedule 1.

Date of determination: 19 April 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

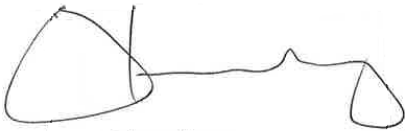
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the grounds that the modification is minor, has no environmental impact and the development remains substantially the same development as previously approved.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Ted Cassidy	 Monica Wagmann	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE167 – Ashfield - 10.2014.326.2
2	Proposed development: Mixed use development
3	Street address: 7 - 9 Cavill Avenue & 5 Markham Place, Ashfield
4	Applicant/Owner: Ganghui Pty Ltd c/- H3 Architects
5	Type of Regional development: s96 (2)
6	Relevant mandatory considerations • Environmental Planning & Assessment Act 1979 • Ashfield LEP 2013 • Ashfield DCP 2013 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 7 April 2016 Written submissions during public exhibition: 0
8	Meetings and site inspections by the panel: Briefing Meeting on 11 February 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report