

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	13 December 2017
PANEL MEMBERS	Mary-Lynne Taylor, Paul Mitchell, Paul Stein,
APOLOGIES	Edward Blakely (Chair) and Paul Moulds
DECLARATIONS OF INTEREST	None <i>(must include reason for declaration and whether the member participated or not)</i>

Electronic meeting held between 13 November 2017 and 13 December 2017.

MATTER DETERMINED

2016SYW175 – Cumberland - DA 2016/280 – Wentworthville Leagues Club Redevelopment at 428 Great Western Highway, Wentworthville (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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*.

The decision was unanimous.



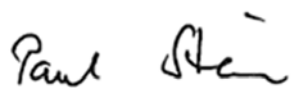
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The principal issues relate to parking, traffic generation, noise, visual impact and bulk. Each of these issues has been satisfactorily addressed and are acceptable.
- The proposal generally complies with all the planning controls.

CONDITIONS

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

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Paul Stein	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW175 – Cumberland - DA 2016/280
2	PROPOSED DEVELOPMENT	Alterations and additions to the existing Wentworthville Leagues Club including site works and signage.
3	STREET ADDRESS	428 Great Western Highway, Wentworthville
4	APPLICANT/OWNER	Pure Projects C/- Urbis Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) ○ Holroyd Local Environmental Plan 2013 (HLEP 2013) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Holroyd Control Plan 2013 (HDCP 2013) • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 27 October 2017 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Nil
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report