

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 18 July 2017
PANEL MEMBERS	Edward Blakely (Chair), Paul Mitchell and Paul Stein
APOLOGIES	Mary-Lynne Taylor and Paul Moulds
DECLARATIONS OF INTEREST	None

Electronic meeting held between 11 July 2017 and 18 July 2017

MATTER DETERMINED

2016SYW176 – Cumberland – DA 2009/381/5 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 96 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:

1. The amended development is substantially the same as the approved development.
2. The amended development will not have any increased adverse impacts on the locality and will maintain an acceptable relationship with the surrounding built environment.
3. The amended development will provide sufficient parking spaces for future events as well as previous and future development applications.

CONDITIONS

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

PANEL MEMBERS	
 Edward Blakely (Chair)	 Paul Mitchell OAM
 Paul Stein AM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW176 – Cumberland – DA 2009/381/5
2	PROPOSED DEVELOPMENT	Section 96(2) modification seeking 3 additional carparking levels accommodating an extra 425 parking spaces (total of 778 spaces), amendments to landscaping and signage to the Wentworthville Leagues Club.
3	STREET ADDRESS	428 Great Western Highway, Wentworthville
4	APPLICANT/OWNER	Pure Projects C/- Urbis Pty Ltd / Wentworthville Leagues Club
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 64 – Advertising and Signage • Holroyd Local Environmental Plan 2013 • Holroyd Development Control Plan 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 <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: 3 July 2017 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic discussion from 11 July 2017 to 18 July 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report