

DATE OF DETERMINATION	21 August 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Frank Carbone and Ninos Khoshaba
APOLOGY	Nil
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 10 August 2018 to 21 August 2018.

MATTER DETERMINED

2017SSW049 - LGA – Fairfield– DA446.1/2017, Lot 51, DP 1120245, No. 1 Bartley Street, Canley Vale (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 matters observed at the site inspection listed at item 8 in Schedule 1.

The panel resolved to approve the development application, as described in Schedule 1, pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council assessment report.

CONDITIONS

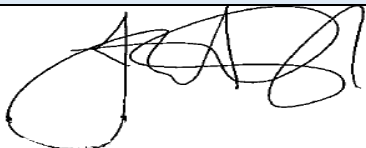

The development application was approved subject to the conditions in the council assessment report with a new condition relating to staff parking.


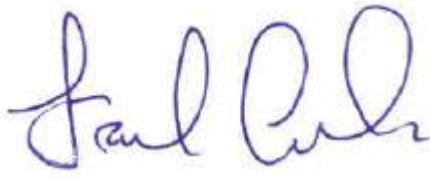

New Condition:

Staff working within the approved facility are to be permitted to park within the parking areas on site without charge."

Reason:

If Staff are charged for parking they will be encouraged to park in surrounding streets which will add to associated impacts on parking availability in the area."

PANEL MEMBERS	
 Justin Doyle	 Nicole Gurran

	
Bruce McDonald	Frank Carbone
	
Ninos Khoshaba	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW049 - LGA – Fairfield– DA446.1/2017, Lot 51, DP 1120245
2	PROPOSED DEVELOPMENT	The proposal is for the demolition of existing structures and the redevelopment of Cabravale Diggers club building, relocation of bowling greens, construction of a new hotel and basement car parking.
3	STREET ADDRESS	Lot 51, DP 1120245, No. 1 Bartley Street, Canley Vale
4	APPLICANT/OWNER	Cabra-Vale_Ex_Active Servicemen's Club Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	CIV over 30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 Fairfield Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Fairfield City Wide Development Control Plan (DCP) 2013 Section 94 Community Facilities Plan Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000</i>: 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

		<ul style="list-style-type: none"> • 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 – August 2018 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection and Briefing Meeting – 9 April 2018 • Electronic meeting - 10 August 2018 to 21 August 2018.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report