

<b>DATE OF DETERMINATION</b>	25 September 2017
<b>PANEL MEMBERS</b>	Edward Blakely (Chair), Paul Mitchell and Paul Stein
<b>APOLOGIES</b>	Mary-Lynne Taylor and Paul Moulds
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 19 September 2017 and 25 September 2017

#### **MATTER DETERMINED**

2017SWC052 – Cumberland – 2016/501 AT 7 Dursley Road and 63 Pine Road, Yennora (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.


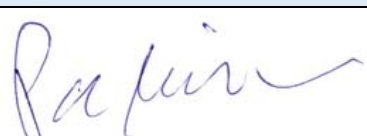
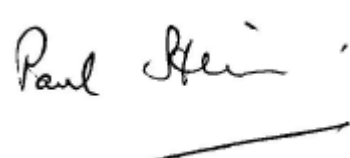
#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

1. The proposed development is consistent with the objectives of the zone and the site is suitable for the intended use.
2. The proposed development, subject to conditions, will not have any unacceptable adverse impacts on the natural or built environment, and will not pose any impacts on the amenity of adjoining properties or the locality.
3. The proposed development is in the public interest.

#### **CONDITIONS**

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

<b>PANEL MEMBERS</b>	
 Edward Blakely (Chair)	 Paul Mitchell
 Paul Stein	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC052 – Cumberland – 2016/501
2	PROPOSED DEVELOPMENT	Construction of a new warehouse and ancillary offices and use as a warehouse and distributions facility to operate 24 hours a day, 7 days a week
3	STREET ADDRESS	7 Dursley Road and 63 Pine Road, Yennora
4	APPLICANT/OWNER	Tap 11 Yennora B Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Water Management Act 2000</li> <li>• Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment</li> <li>• Holroyd Local Environmental Plan 2013</li> <li>• Holroyd Development Control Plan 2013</li> <li>• Section 92 of the Environmental Planning and Assessment Regulation 2000</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 15 September 2017</li> <li>• Written submissions during public exhibition: none</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>○ Electronic discussion between 19 September 2017 and 25 September 2017</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report