

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	20 November 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Stein
APOLOGIES	Paul Mitchell, Paul Moulds
DECLARATIONS OF INTEREST	None

Electronic meeting held between 15 November 2017 and 20 November 2017.

MATTER DETERMINED

2017SWC123 – Cumberland – 2016/171/3 – Modification seeking internal and external alterations including the signage for an approved hardware and building supplies store – 1-15 Sturt Street Smithfield (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:

The likely impacts of the development as proposed to be modified are satisfactory and the proposal is not contrary to the public interest.



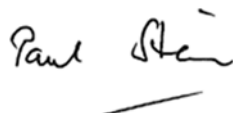
The proposal is consistent with the objectives of Holroyd LEP 2013 and the IN1 General Industrial zone and is permissible in the zone with development consent.

The proposal also complies with the relevant provisions of Holroyd DCP 2013, with the exception of the front setback (as approved under the original application) and the number and dimension of signs proposed.

The proposed modifications are considered satisfactory with regard to environmental impact, subject to the imposition of appropriate conditions of consent.

CONDITIONS

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

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Stein	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC123 – Cumberland – 2016/171/3
2	PROPOSED DEVELOPMENT	S96(2) Modification seeking internal and external alterations including signage for an approved hardware and building supplies store (Bunnings).
3	STREET ADDRESS	1-15 Sturt Street Smithfield
4	APPLICANT/OWNER	Bunnings Group Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 64 – Advertising and Signage Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment Holroyd Local Environmental Plan 2013 (HLEP 2013) Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Holroyd Development Control Plan 2013 (HDCP 2013) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant] 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: 1 November 2017
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Nil
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report