

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 January 2018
PANEL MEMBERS	Mary-Lynne Taylor, Peter Brennan, Lindsay Fletcher and Brian Kirk
APOLOGY	Paul Mitchell
DECLARATIONS OF INTEREST	Nil

Public meeting held at Cumberland Council on Wednesday 17 January 2018 opened at 12.30pm and closed at 12.40pm.

MATTER DETERMINED

Panel Ref – 2017SWC135 - LGA – Cumberland, DA-2014/616/2, Address – Lot 4012, Driftway Drive, Pemulwuy (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 meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the application as described in Schedule 1 subject to the recommended conditions pursuant to sections 96(2) & 80 of the Environmental Planning and Assessment Act 1979.

REASONS FOR THE DECISION





1. The Panel considers the proposal to be substantially the same development as that approved by the Sydney West Joint Regional Planning Panel (JRPP) on 16 March 2016.
2. Deletion from the application of the proposed subdivision of the subject land overcomes the concerns raised previously by the Joint Regional Planning Panel and Cumberland Independent Hearing and Assessment Panel.
3. Each stage of the proposal complies fully with the applicable planning controls including the Holroyd LEP 2013 and Holroyd DCP 2013.
4. Staging of construction works will allow orderly and economic development of the land which is zoned for high density residential development.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

The decision was unanimous.

CONDITIONS

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

PANEL MEMBERS

 Mary-Lynne Taylor (Acting Chair)	 Peter Brennan
 Lindsay Fletcher	 Brian Kirk

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC135 - LGA – Cumberland, DA-2014/616/2
2	PROPOSED DEVELOPMENT	Section 96(2) Modification seeking to stage the approved multi dwelling housing development enabling construction and completion of the development to occur in 2 stages.
3	STREET ADDRESS	Lot 4012, Driftway Drive, Pemulwuy
4	APPLICANT/OWNER	Dreamcorp Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value >\$20million.
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 (State and Regional Development) 2011 Holroyd Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Holroyd Development Control Plan 2013 Planning agreements: Nil <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Regulation 2000</i>: Section 92 of the EP&A Regulation 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, architectural plans, applicant's statement of environmental effects, draft conditions of consent, submissions, assessment against Section 96(2) of the EP&A Act 1979, assessment of compliance of Holroyd LEP and Holroyd DCP 2013. • Written submissions during public exhibition: 15 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Daniel McNamara ○ On behalf of Council – Karl Okorn, Sohail Faridy and Mark Stephenson
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection – 17 January 2018 • Final Briefing Meeting – 17 January 2018 from 11.45 am to 12.30 pm • Public Meeting – 17 January 2018 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor, Peter Brennan, Lindsay Fletcher and Brian Kirk ○ <u>Council assessment staff</u>: Karl Okorn, Sohail Faridy and Mark Stephenson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report