

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 February 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher and Paul Stein
APOLOGIES	Paul Moulds
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 13 February 2019 and 26 February 2019.

MATTER DETERMINED

Panel Ref – 2018CCI011 – LGA – Cumberland – DA2016/501/3 at 7 Dursley & 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 meeting listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.



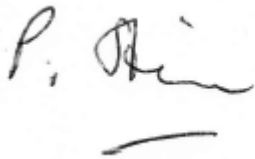

The decision was unanimous.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Paul Stein	 Lindsay Fletcher

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018CCI011 – LGA – Cumberland – DA2016/501/3
2	PROPOSED DEVELOPMENT	Section 4.55(2) application to modify floor area and tenancy configuration of warehouse 1 to create 2 separate tenancies, changes to the parking and loading arrangements, additional driveways for truck access and business identification signage
3	STREET ADDRESS	7 Dursley & 63 Pine Road, Yennora
4	APPLICANT/OWNER	Applicant – Tubb & Associates Pty Ltd Owner – Tapp II Yennora B Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55 (2) modification to regionally significant development (CIV greater than \$20 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 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Greater Metropolitan Regional Plan No. 2 – Georges River Catchment ○ 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 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 7 February 2019 • Written submissions during public exhibition: 0

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Papers circulated electronically between 13 February 2019 and 26 February 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report