

DATE OF DETERMINATION	Thursday 13 December 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Paul Stein, Paul Moulds and Mark Grayson
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	None

Public meeting held at Cumberland Council on 13 December 2018, opened at 4.38pm and closed at 4.54pm.

MATTER DEFERRED

2018SWC033 – Cumberland – DA-2014/555/2 AT Lot 1 DP 1237158, 31 Garfield Street, Wentworthville (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 4.55(2) of the *Environmental Planning and Assessment Act 1979*.



REASONS FOR THE DECISION

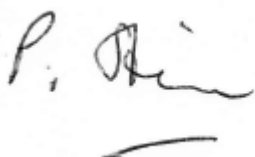
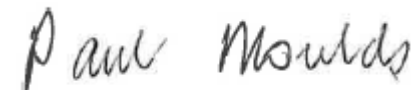
1. The Panel is satisfied that the modified development will remain substantially the same as that originally approved.
2. The modifications will improve the functionality of the building without causing any greater or changed external impacts.
3. The development as modified will have the same form, function and external impacts as that originally approved. As such, approval of the modification is consistent with the Panel's original reasons.

The decision was unanimous.

CONDITIONS

The development application was approved subject to the conditions in council assessment report.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mark Grayson

 Paul Stein	 Paul Moulds
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC033 – Cumberland – DA-2014/555/2
2	PROPOSED DEVELOPMENT	S4.55(2) modification seeking internal and external alterations and additions to approved residential flat buildings
3	STREET ADDRESS	Lot 1 DP 1237158, 31 Garfield Street, Wentworthville
4	APPLICANT OWNER	Applicant - Universal Property Group Pty Ltd Owner – UPG 5 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	S4.55(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 (State and Regional Development) 2011 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and associated Apartment Design Guide State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 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

		<ul style="list-style-type: none"> Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations: EP&A Regulations 2000 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 – 3 December 2018 Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – Nil Object – Nil <ul style="list-style-type: none"> On behalf of the applicant – Graeme Allen On behalf of Council – Karl Okorn and Sohail Faridy
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection – 13 December 2018 Public Meeting – 13 December 2018 Final briefing meeting to discuss council’s recommendation, 13 December 2018, 3.45pm to 4.30pm. <p>Attendees:</p> <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Acting Chair), Paul Stein, Paul Moulds and Mark Grayson <u>Council assessment staff</u>: Olivia Yana, Sohail Faridy and Karl Okorn
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report