

<b>DATE OF DEFERRAL</b>	Thursday, 28 June 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Chair), Stuart McDonald, Lindsay Fletcher and Steven Issa
<b>APOLOGIES</b>	Sameer Pandey
<b>DECLARATIONS OF INTEREST</b>	Mary-Lynne Taylor declared a conflict of interest as a close friend made a submission in objection to this application.

Public meeting held at Mantra Parramatta on 28 June 2018, opened at 5:00 pm and closed at 5:40 pm.

**MATTER DEFERRED**





2018SWC051 – City of Parramatta Council – DA/712/2016/D at 1 Cliff Road EPPING (as described in Schedule 1)

**REASONS FOR DEFERRAL**

The Panel is minded to approve the application according to the revised conditions proposed by the applicant, and will make its determination electronically as soon as a suitable set of revised conditions is provided.

The Panel's reasons are as follows:

1. The Panel is satisfied that the development as modified is substantially the same as that originally approved.
2. The modified development will have no adverse impacts on the locality, particularly given that the structures on which the signs are located and the wording on the signs are already approved.
3. The panel has considered its reasons for the original approval and believes the modification remains consistent with those reasons.

<b>PANEL MEMBERS</b>	
 Paul Mitchell OAM (Chair)	 Stuart McDonald
 Lindsay Fletcher	 Steven Issa

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC051 – City of Parramatta Council – DA/712/2016/D
2	PROPOSED DEVELOPMENT	Section 4.55 (1A) Modification application to an approved 2 x 5 storey Residential Flat Building comprising of 130 units with 2 levels of basement car parking. The modifications include retrospective approval for the use of the 2 x signage structures for the purpose of ‘building identification’ (located on Cliff road and Carlingford Road) and 4 signs and changes to conditions of consent
3	STREET ADDRESS	1 Cliff Road EPPING
4	APPLICANT/OWNER	Gordon HLHS Epping Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(1A) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No 64 – Signage and Advertising</li> <li>Hornsby Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Hornsby Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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: 14 May 2018</li> <li>Written submissions during public exhibition: 15</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Aaron Gadiel</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection on 28 June 2018</li> <li>Final briefing meeting to discuss council’s recommendation, 28 June 2018, 4:25 pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Paul Mitchell (Chair), Stuart McDonald, Lindsay Fletcher and Steven Issa</li> <li><u>Council assessment staff</u>: Denise Fernandez, Liam Frayne and Mark Leotta</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable