

<b>DATE OF DETERMINATION</b>	28 May 2018
<b>PANEL MEMBERS</b>	Paul Mitchell (Chair), Lindsay Fletcher, Stuart McDonald and Steven Issa
<b>APOLOGIES</b>	Mary-Lynne Taylor and Sameer Pandey
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 18 May 2018 and 28 May 2018.

#### **MATTER DETERMINED**

2018SWC055 – City of Parramatta – DA/613/2016/E AT 4 Burroway Road, WENTWORTH POINT (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 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 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:

1. The proposed modified development is substantially the same as the originally approved development.
2. With the imposition of the revised conditions recommended by Council, the modified application will not cause any unacceptable adverse impacts on the natural or built environment.
3. The proposed staging of the development will result in orderly and economic development of the land.

#### **CONDITIONS**

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC055 – City of Parramatta – DA/613/2016/E
2	PROPOSED DEVELOPMENT	Section 4.55 (1A) modification to an approved mixed use development. Modifications include the reduction of three apartments, reconfiguration of parking areas, signage, awnings and apartments, staged occupation and the provision of two additional retail tenancies.
3	STREET ADDRESS	4 Burroway Road, WENTWORTH POINT
4	APPLICANT OWNER	Fairmead Business Pty Ltd Fairmead Business 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>Water Management Act 2000 (NSW)</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Coastal Management) 2018</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>Sydney Regional Environmental Plan No 24 – Homebush Bay Area</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Homebush Bay West Development Control Plan 2004 and Amendment No. 1</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: 24 April 2018</li> <li>Written submissions during public exhibition: nil</li> </ul>
8	MEETINGS BY THE PANEL	Electronic discussion between 18 May 2018 and 28 May 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report