

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 October 2019
<b>PANEL MEMBERS</b>	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher, Paul Stein
<b>APOLOGIES</b>	Paul Moulds
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 11 October 2019 and 21 October 2019.

#### MATTER DETERMINED

PPSSCC-15 – Cumberland – DA196/2019 at Montrose Avenue and 188 Woodville Road Merrylands for a multi-use sports pavilion (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

#### Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION




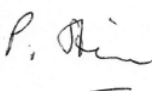
*The panel determined to approve the application for the reasons outlined in the council assessment report.*

#### 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 no written submissions were made during public exhibition and therefore no issues of concern were raised.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-15 – Cumberland – DA196/2019
2	PROPOSED DEVELOPMENT	Construction of a multi-use sports pavilion building including a 760 seat grandstand, change rooms, medical room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-grade car parking spaces, removal of trees, landscaping and signage.
3	STREET ADDRESS	Lot 7028 in DP1028253 and Lot 1 in DP 1170952 being 2 Montrose Avenue and 188 Woodville Road Merrylands.
4	APPLICANT OWNER	Applicant - Design Worldwide Partnership. Owner - Department of Lands Crown Lands Division (Cumberland Council is a Trustee for the management and upkeep of the park).
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
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 55 “Remediation of Land”</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy 64 “Advertising and Signage”</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</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: 11 October 2019</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li>Papers were circulated electronically between 11 October 2019 and 21 October 2019</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report