

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	29 January 2024
DATE OF PANEL DECISION	25 January 2024
DATE OF PANEL BRIEFING	25 January 2024
PANEL MEMBERS	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Fiona Prodromou, and Michael Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 January 2024.

MATTER DETERMINED

PPSSEC-290 – Strathfield – DA2017.64.6 – 63-65 Cosgrove Road, South Strathfield – S4.55(2) Modification Application to extend working hours to enable 24/7 operation (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 listed at item 8 in Schedule 1.

Application for modification of consent

The Panel is satisfied that the application is substantially the same development and the reasons for the original approval have been taken into consideration for this determination.

The Panel is satisfied that the modification warrants approval on a merit assessment and determined to approve the application.

The Panel determined to approve the modification application pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the modification application for the reasons outlined in the Council Assessment Report and the additional information provided by the applicant with respect to truck movements and current annual through put tonnage.

CONDITIONS

The modification 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 by the community.

PANEL MEMBERS



Carl Scully (Chair)



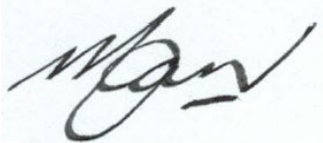
Amelia Thorpe



Alice Spizzo



Fiona Prodromou



Michael Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-290 – Strathfield – DA2017.64.6
2	PROPOSED DEVELOPMENT	S4.55(2) Modification Application to extend working hours to enable 24/7 operation
3	STREET ADDRESS	63-65 Cosgrove Road, South Strathfield
4	APPLICANT/OWNER	Jocelyn Roberts/Robert Younan
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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 (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Strathfield Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Strathfield Development Control Plan 2005 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 12 December 2023 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 24 October 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair) ○ <u>Applicant representatives</u>: Jos Roberts and Brett Brown ○ <u>Council assessment staff</u>: Jake Brown and Dylan Porter ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare and Lisa Ellis • Applicant Briefing: 25 January 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Amelia Thorpe, Fiona Prodromou and Michael Ryan ○ <u>Applicant representatives</u>: Jos Roberts and Brett Brown ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis • Final briefing to discuss council's recommendation: 25 January 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Amelia Thorpe, Fiona Prodromou and Michael Ryan ○ <u>Council assessment staff</u>: Jake Brown and Dylan Porter ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report