

# **29, 33-35 Burlington Road & 32 The Crescent, Homebush DA2011/195**

Addendum Report to the Sydney  
East Joint Regional Planning Panel  
(2012SYE003)

12 July 2012



## Background

The members of the Panel would recall the subject application being considered at its meeting held on 17 May 2012.

At that meeting the Panel determined the following primary issues:

1. The Panel resolves unanimously that it would approve the application for the reasons contained in the planning assessment report, subject to being satisfied as to:
  - a) The solar impact of the proposed seventh floor, both internally and on adjoining properties.
  - b) Adoption of the Draft Voluntary Planning Agreement (VPA) by Council.
  - c) The clarification of the positions of Sydney Water in relation to its stormwater culvert and Council's Drainage Engineer in regard to Council's stormwater system.

## Issues

### Shadow Analysis

On the 1 June 2012, the Panel received a detailed "Visual and Shadow Analysis", prepared by Inspire Urban Design & Planning. The solar analysis in particular demonstrates that the impact of overshadowing caused by the proposed development upon adjoining and surrounding land uses is within reasonable parameters. Similarly, the extent of solar access to and within the proposed development is also acceptable. Council Officers concur with the conclusions drawn in that detailed study.

### Voluntary Planning Agreement (VPA)

At its meeting held on 10 July 2012, Council's Planning Committee resolved to adopt the draft VPA following the formal exhibition of the agreement.

### Stormwater

During the Panel meeting, there was some discussion concerning the approval granted by Sydney Water dated April 2012. It was generally agreed at the meeting that Sydney Water's approval had been granted but there remained a number of concerns

requiring the further attention of Council on the matter.

Following some considerable dialogue between Council Officers and the applicant, Council is now in a position to impose conditions of consent that address the concerns previously raised. Importantly Council has attempted to resolve the stormwater/flooding issues in light of the previous court approval granted for the development of the site in 2007 (Court Order 11057 of 2006). A condition of consent requiring that a flood study be carried out prior to the issue of an Occupation Certificate has been imposed (refer condition No. 85). This condition together with a number of other stormwater related conditions are considered necessary in order to address what is a complicated stormwater management issue.

Given that the flooding issues associated with the development impact on Council's stormwater, condition No. 85 requires that the flood study to be carried out is referred back to Council for approval. It is not anticipated that the study will result in the need to make notable changes to the proposal

## Recommendation

That the current development application (DA 2011/195) be approved subject to the most recently submitted conditions attached to this report.

## Contact

For further information please contact Silvio Falato, Group Manager Planning & Environment, Strathfield Municipal Council on 9748 9999 or by email

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